



# CITY OF LODI COUNCIL COMMUNICATION

**AGENDA TITLE:** Conduct a public hearing to consider the appeal of the Planning Commission's decision of February 22, 2006, to approve a Use Permit for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue (Applicant, Lodi Avenue Baptist Church; File #U-05-20),

**MEETING DATE:** April 19, 2006

**PREPARED BY:** Community Development Department

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**RECOMMENDED ACTION:** That the City Council deny the appeal and uphold the Planning Commission's decision to grant a Use Permit for Vineyard Christian Middle School to locate a private middle school on the grounds of Lodi Avenue Baptist Church, 2301 West Lodi Ave.

**BACKGROUND INFORMATION:** At their meeting of February 8, 2006 the Lodi Planning Commission held a Public Hearing to consider the request of Vineyard Christian Middle School for a Use Permit to locate a private school on the property of Lodi Avenue Baptist Church, 2301 West Lodi Avenue. Following extensive public testimony and discussion, the Public Hearing was continued to the following meeting date of February 22, 2006 to allow the Planning Commission to receive additional information from all interested parties and City staff. Based on the information received at the Public Hearings, the Planning Commission voted to approve the Use Permit at the meeting of February 22, 2006. (see attached February 8, 2006 and February 22, 2006 Planning Commission staff reports)

Review of Public Hearings of February 8, 2005 and February 22, 2006.

During the Public Hearings of February 8, 2006 and February 22, 2006, some of the residents of the neighborhood near the proposed school site spoke in opposition to the granting of the Use Permit for the Vineyard Christian Middle School. Their primary concern was the impact that the school would have on their neighborhood, which they characterized as a quiet residential area. The neighbors expressed concerns about added traffic on Allen Drive, and increased noise and litter that they felt would be a result of the proposed school. They were also concerned about the aesthetic impacts the school buildings would have on their neighborhood.

In order to address the neighbor's concerns, the Planning Commission continued the Public Hearing of February 8, 2006 to their next meeting of February 22, 2006. They directed staff to work with the applicant to determine if there were solutions that could be developed that would address the concerns of the neighbors. At the February 22 meeting, staff presented the Planning Commission with several

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APPROVED:

Blair King, City Manager

possible conditions that could be placed on the project to address some of the issues raised by the neighbors. The Planning Commission also **took** additional public comments regarding the project and the new conditions. Based on the information presented at the public hearings, the Planning Commission determined that the Lodi Avenue Baptist Church property at 2301 West Lodi Avenue was an appropriate location for the proposed Vineyard Christian Middle School and approved the Use Permit 4 to 3. (Kiser, Moran, White opposed).

**As** part of their presentation before the Planning Commission, residents of the neighborhood submitted to the Planning Commission a petition signed by a number of the residents expressing their opposition to the proposed school. Following the Planning Commission's approval of the Use Permit, some of the neighbors submitted an appeal requesting that the City Council overturn the actions of the Planning commission and deny the Vineyard Christian Middle School **Use** Permit.

**COUNCIL OPTIONS:**

- Deny appeal – confirm Planning Commissions action of approval. This is the recommended action.
- Grant appeal – granting the appeal would reverse the Planning Commission approval denying the Use Permit for the school.

**FISCAL IMPACT:** No Fiscal Impact

**FUNDING AVAILABLE:** No Funding Required.

  
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Randy Hatch  
Community Development Director

Attachments:

- Planning Commission Resolution No. P.C. 0605
- Vicinity Map
- aerialmap
- site plan: Exhibit A  
Exhibit B
- Exhibit C – Proposed Parking lot instructions
- Planning Commission Staff Reports:  
February 8, 2006  
February 22, 2006
- Planning Commission Minutes:  
February 8, 2006  
February 22, 2006
- Written Comments

cc City Attorney

## **RESOLUTION NO. P.C. 06-05**

### **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LODI APPROVING THE REQUEST OF LODI AVENUE BAPTIST CHURCH FOR A USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE ON CHURCH PROPERTY AT 2301 WEST LODI AVENUE**

- WHEREAS,** the Planning Commission of the City of Lodi has heretofore held a duly noticed public hearing, as required by law, on the requested Use Permit, in accordance with the Lodi Municipal Code, Section 17.72.070; and
- WHEREAS,** the Planning Commission continued the public hearing from February 8, 2006 to the meeting of February 22, 2006 in order to receive additional information from the applicant and City staff; and
- WHEREAS,** the project proponent is Lodi Avenue Baptist Church; and
- WHEREAS,** all legal prerequisites to the adoption of this Resolution have occurred; and
- WHEREAS,** the property is zoned R-1, residential single-family; and
- WHEREAS,** the property is located at 2301 West Lodi Avenue, Lodi, CA (APN 029-130-31); and
- WHEREAS,** the property currently is occupied by Lodi Avenue Baptist Church and contains church buildings and a church parsonage; and
- WHEREAS,** Vineyard Christian Middle School is a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade middle school with an enrollment of up to 84 students, that would like to occupy a portion of the church property; and
- WHEREAS,** Vineyard Christian Middle School (VCMS) is not directly affiliated with the Lodi Avenue Baptist Church and will only be leasing space on their property; and
- WHEREAS,** schools are permitted in R-1, residential single-family zones, subject to securing a Use Permit in accordance with Section 17.09.030 of the City of Lodi Municipal Code; and
- WHEREAS,** there is sufficient unused land on the church property to accommodate the proposed school without adversely affecting the current church operations; and
- WHEREAS,** Vineyard Christian Middle School operates Monday through Friday on a traditional school schedule; and
- WHEREAS,** the school anticipates that most extra-curricular events; including athletic programs, practices and games will be held off-site at other local facilities; and
- WHEREAS,** the Vineyard Christian Middle School is a closed campus and students will not leave campus during school hours with out the permission of the school administration; and

Based upon the evidence within the staff report and the project file, the Planning Commission of the City of Lodi makes the following findings:

1. The project is categorically exempt according to the California Environmental Quality Act, §15332, Class 32 (In-fill Development Projects). The project is located in an area that is fully developed and served by public utilities; is less than 5-acres in size; the property has no natural habitat and no significant environmental impacts are anticipated and no mitigation measures have been required.

2. It is determined that the proposed school is a permitted use in a residential single-family zone subject to securing a Use Permit.
3. It is determined that the church property has sufficient available space to accommodate the five modular school buildings and a playground area.
4. It is determined that because the church and the school have different schedules for the use of the property, the two uses will be compatible and will be able to share the property.
5. It is determined that the school can operate at this location without creating an adverse impact on the surrounding neighborhood.
6. It is determined that the 47 parking spaces on site are expected to be adequate for both the school and church.

**NOW THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED,** that Use Permit Application No. U-05-020 is hereby approved, subject to the following conditions:

- A. The final site plan and building elevations for the project be reviewed and approved by the City of Lodi Site Plan and Architectural Review Committee (SPARC) prior to any buildings being permanently located on the property.
- B. All construction is done with proper Building Department and Fire Department approvals and permits.
- C. The parking layout will be reconfigured to accommodate the school buildings and to maximize the number of parking spaces on the site. If parking problems develop for either the school or church the City reserves the right to revisit parking needs and may require additional parking conditions.
- D. The Vineyard Christian Middle School (VCMS) shall modify the existing parking lot, including driveways to accommodate the traffic ingress and egress plan shown on Exhibit A. This will require the closure of the center driveway and new signing at the two remaining driveways. The northern driveway shall be signed "School Entrance" and the south driveway shall be signed "School Exit", "Right Turn Only". Additional pavement directional arrows maybe required and the parking stalls realigned to match the direction of traffic flow.
- E. The VCMS shall modify their school hours so they will not directly conflict with the hours of St. Peters Lutheran School. The hours can be earlier or later, which ever works better for the school. The time difference shall be at least 10 minutes.
- F. The VCMS shall prepare "Parking Lot Instructions" which shall be subject to review and approval by the Community Development Director. The School shall provide the family of each student a copy of the document and have them agree to adhere to the requirements.
- G. That VCMS shall have an adult monitor the drop-off and pick-up periods each school day. The monitor will make sure that the traffic flows smoothly and safely by assisting parents and making sure that the "Parking Lot Instructions" are followed. The monitor shall also make sure that there is no unnecessary use of car horns or excessively loud car stereos.
- H. The VCMS shall upgrade the landscaping along Allen Drive to improve the appearance of the school from the street. These features will include new



shrubs, trees and any other items deemed appropriate by SPARC. The VCMS shall also construct a fence (the design to be approved by SPARC) along the east side of the school as a separator between the school grounds and Allen Drive.

- I. VCMS shall provide an adequate number of garbage receptacles placed around the campus. The School shall monitor the litter problem, particularly during the lunch period to assure that litter is placed in the containers. The School shall also clean up any loose litter to prevent it from blowing onto neighboring properties or the street.
- J. The VCMS provide the neighbors with the name and telephone number of a school contact so that they can contact this person if there are any questions or problems related to the neighborhood that arise once the school is in operation at this location.
- K. The regular school hours shall be Monday through Friday approximately 8:30 am to 3:10 pm (or modified per condition E) with some allowance for additional time for special school events. No outdoor competitive sport events other than those associated with physical education or normal school activities shall be held on-site.
- L. The VCMS coordinate their schedule for activities with the Lodi Ave. Baptist Church to minimize scheduling conflicts.
- M. Payment of Development Impact Mitigation Fees at building permit issuance. The fees represent the additional impact placed on City facilities by the use of the site for school purposes. Public Works staff estimates that the fees will be \$57,301.04. Fee calculations are shown on the Development Impact Mitigation Fee Summary Sheet which will be provided to the applicant. The fees are based on information contained in the use permit application and represent 84 students, 5 full time equivalent (FTE) employees, a building area of 4,000 square feet and a building pad area of 14,000 square feet. This is only an estimate. The actual fees to be paid will be based on the plans submitted for the issuance of a building permit for the project and will be those in effect at the time of issuance of the building permit. A change in the fees is anticipated in the near future.
- N. Installation of traffic signs and markings for the school zone in conformance with the Manual of Uniform Traffic Control (MUTC) will be required as a condition of approval for the building permit for the project. A layout prepared by City staff showing the locations of the required signs and markings is available for reference. The work must be completed prior to final inspection for the building permit or commencement of classes, whichever occurs first.
- O. The applicant may elect to have the traffic signs and markings done by City crews at the applicant's expense or by the applicant's contractor. If the work is done by City crews, we estimate the cost to be approximately \$2,856.00 (cost estimate available) which will be collected at the time of issuance of the building permit. If the work is done by the applicant's contractor, the contractor shall obtain an encroachment permit from the Public Works Department prior to the commencement of work. All work shall be done in conformance with City standards and specifications.

P. No variance from any City of Lodi adopted code, policy or specification is granted or implied by the approval of this resolution.

Dated: February 22, 2006

I hereby certify that Resolution No. 06-05 was passed and adopted by the Planning Commission of the City of Lodi at a regular meeting held on February 22, 2006 by the following vote:

AYES: Commissioners: Cummins, Haugan, Kuehne, and Chair Heinitz

NOES: Commissioners: Kiser, Moran, and White

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

ATTEST: <sup>A</sup>  
  
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Secretary, Planning Commission

**CITY OF LODI**  
**PLANNING COMMISSION**  
**Staff Report**

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**MEETING DATE:** February 8, 2006

**APPLICATION NO:** Use Permit U-05-020

**REQUEST:** The request of Lodi Avenue Baptist Church for approval of a Use Permit to allow operation of the Vineyard Christian Middle School on their property at 2301 W. Lodi Ave.

**LOCATION:** 2301 West Lodi Ave.  
APN 029-130-31

**APPLICANT:** Lodi Avenue Baptist Church  
2301 West Lodi Ave.  
Lodi, CA 95242

**PROPERTY OWNER:** 1<sup>st</sup> Southern Baptist  
2301 West Lodi Ave.  
Lodi, CA 95242

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Use Permit request of Lodi Avenue Baptist Church to allow the Vineyard Christian Middle School to locate a private middle school on their church property at 2301 West Lodi Ave., subject to the conditions in the attached resolution.

**SUMMARY**

Lodi Avenue Baptist Church is proposing to locate a Christian middle school (six, seventh and eighth grade) on a portion of their church property at 2301 West Lodi Ave. The school, Vineyard Christian Middle School (VCMS), is currently located on the site of Woodbridge School, which is currently being remodeled. When the Woodbridge School remodel is complete, VCMS will need to relocate to a different site. Lodi Avenue Baptist Church has made available an unused portion of their property for the school. Before VCMS can relocate to this property, they will need to secure a Use Permit from the Lodi Planning Commission for the operation of a school. The school will operate Monday through Friday, from 8:30 am to 3:10 pm. The school has a student population of 75 that will be housed in five modular buildings that will be moved on to the site.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** LDR, Low density residential.

**Zoning Designation:** R-1, residential single-family

**Property Size:** 2.64-acres.

The adjacent zoning and land use designations are as follows:

- North:** R-1, residential single-family and Public. The property immediately north of the church property contains a private swimming club that is open seasonally. North of the pool is Henry Graves Park, a City park/basin.
- South:** R-1. The area to the south, across Lodi Ave. is single-family residential.
- East:** R-1. The area to the east, across Allen Drive is single-family residential.
- West:** PD (27) Planned Development. West of the church site is Parkview Terrace, an 8.2-acre planned unit development that contains an adult residential community.

## **BACKGROUND**

Vineyard Christian Middle School is an existing private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade Christian middle school that is located on a temporary basis on the grounds of the Woodbridge School, a school site owned by the Lodi Unified School District (LUSD). The LUSD buildings on the site are being extensively remodeled to provide a modern elementary school facility. During the remodeling all the LUSD students have been relocated to other schools and no public school students are currently on site. The VCMS students are housed in modular classroom buildings located on a corner of the school property. The Woodbridge Elementary School is scheduled to reopen in the fall of 2006. When this happens, VCMS will have to relocate, and they have selected the Lodi Ave. Baptist Church property at 2301 West Lodi Ave. as their choice for a new school site. The VCMS is not directly affiliated with the Lodi Ave. Baptist Church and will only be leasing land from the church.

## **ANALYSIS**

The Lodi Avenue Baptist Church is located on a 2.6-acre parcel of land at the northwest corner of Allen Drive and West Lodi Ave. The church and related Sunday school classrooms are located on the south half of the property. The north half of the property contains a portion of the church parking lot, an open lawn area and a church parsonage, which is located on the northern-most portion of the property. The Vineyard Christian Middle School will be located in the center of the property between the church and the church parsonage. The proposed site is partially paved and partially planted in lawn. The classrooms will be placed on the paved area which is currently part of the church parking lot and the lawn area will serve as the school playground. Placement of the school buildings on the paved area will result in the loss of approximately 14 parking spaces, leaving the church with approximately 47 parking spaces. The City's parking standards are based on one parking space required for every four seats in the church sanctuary. The Lodi Ave. Baptist Church has a sanctuary that seats 300 people. This requires 75 parking spaces. According to the church, their normal Sunday services are attended by 80 to 100 parishioners. Based on their actual attendance, they will have sufficient parking, even after the reduction in the number of parking spaces.

Vineyard Christian Middle School is proposing to place five modular buildings on the church site. Each of the buildings is 20'x 40' in size. Four of the units will be classrooms and the fifth unit will house an office and restroom facilities. The five buildings will be arranged in a U-shape facing south. The grass area to the north of the buildings will serve as outdoor play areas. There will also be some paved play areas adjacent to the classrooms. Parking for the 5 staff members will be provided adjacent to the school. A 5-foot high fence will be constructed along the east side of the school to provide a separator between the school and Allen Drive.

According to their application, VCMS has a student population of 75 middle-school students who attend school from 8:30 am to 3:10 pm. Monday through Friday on a traditional school calendar.

For a period of one-half hour before and after school, students are regularly dropped off or picked up by parents or guardians. A regular school day includes seven 45-minute class periods, a 15-minute morning break, and a 45-minute lunch period. Students eat lunch outside on picnic tables or in the class rooms. The school is a closed campus. The school does offer a sports program but most practices and games are held off-site at other Lodi facilities. The application states that activities conducted before or after the hours of 8:00 am or 4:00 pm are typically held off campus.

The school will operate during daytime hours, Monday through Friday. By contrast, the church is most active on weekends, particularly on Sundays and on certain weekday nights. Because the facilities operate on different schedules, there should be minimal conflict between the church and the school. According to the site plan there is sufficient space on the Lodi Avenue Baptist church property to accommodate the school without significantly impacting the church. The area that the school will occupy is currently unused by the church and will not affect their operations.

The church property is located on the corner of Lodi Ave. and Allen Drive. Lodi Ave. is a major east-west arterial serving much of central Lodi and has an average daily vehicle trip count of 6,900 vehicles per day. Lodi Avenue along with Allen Drive will provide the access to the school site. Allen Drive has an average daily trip count of 761, fairly typical for a residential street. Figures provided by the school indicate that the school will have 75 students and 5 employees. Using data from the Institute of Traffic Engineers (ITE), middle schools generate 1.6 vehicle trips per students/employees. The school could generate 130 additional daily vehicle trips. It is likely that some students will carpool, walk or bike to school, reducing the number of vehicle trips. The increase in traffic volume will probably be most noticeable on Allen Drive. The impact of the additional vehicles will be lessened to some degree by the fact that the school site is near the intersection of Lodi Ave. so many of the vehicle trips will only travel one or two blocks of Allen Drive. While the additional vehicle trips may be noticeable to neighbors, particularly the 5 or 6 houses that are directly across from the church property, an increase of 130 vehicle trips on Allen Drive is still within the acceptable traffic volume for a residential street.

The school will have some buffering from surrounding properties. The properties most directly affected will be the 6 corner parcels along the east side of Allen Drive directly across the street from the church property. They will experience some increase in traffic on Allen Drive adjacent to their properties and an increase in the level of activity on the church property, including noise as a result of the presence of the school. Properties to the south will be buffered by the existing church buildings on the property as well as Lodi Ave., a four-lane street that separates them from the church property. The property to the west is an adult residential community. They are separated from the church property by a six-foot high block wall. The block wall surrounds their complex on three sides and is higher along Lodi Ave. and Lower Sacramento Road. Because of the wall and the fact that their entrance is on Lodi Ave., they will not be directly affected by the increased traffic or be visually affected by the increase in the level of activity created by the school. They may experience some increase in noise although it will be limited to day time hours and primarily during periods when the students are outside of the classrooms.

The block wall separating the properties will reduce the noise levels and there are numerous trees planted on both sides of the fence that visually screen the school site from the houses to the west.. To the north, there is a church parsonage, a private seasonal swim club facility and a City park/basin. Only the church parsonage will be affected to any degree and presumably the church has considered this before making the site available to the school. Overall, the school will be buffered as well as most school sites in Lodi. Almost all schools in Lodi are located in residential areas and most have residences that face, side or rear to the school property. Schools are a permitted use in residential zones with approval of a Use Permit. In most cases the schools, particularly the public schools, have a much larger student population and a much larger campus. Generally speaking, schools and neighborhoods seem to coexist and the sponsors of the Vineyard

Christian Middle school seem willing to address any problems that may come up once the school is in operation.

## ENVIRONMENTAL ASSESSMENTS

The project was found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15332, Class 32. The project is classified as an "In-fill Project", less than 5-acres in size; surrounded by urban development and served by City utilities; consistent with the zoning and where no significant environmental impacts are anticipated and no mitigation measures have been required.

## PUBLIC HEARING NOTICE

Legal Notice for the Use Permit was published on January 28, 2006. 62 public hearing notices were sent to all property owners of record within a 300-foot radius of the subject property.

## ALTERNATIVE PLANNING COMMISSION ACTIONS:

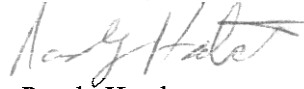
- Approve the Use Permit with Alternate Conditions
- Deny the Use Permit
- Continue the Request

Respectfully Submitted,



David Morimoto  
Senior Planner

Concurred,



Randy Hatch  
Community Development Director

<b>ATTACHMENTS</b>	1	Vicinity Map
	2	Site Plans
	3	Aerial photo
	4	Draft Resolution

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**CITY OF LODI  
PLANNING COMMISSION  
Supplemental Staff Report**

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**MEETING DATE:** February 22, 2006

**APPLICATION NO:** Use Permit U-05-020

**REQUEST:** The request of Lodi Avenue Baptist Church for approval of a Use Permit to allow operation of the Vineyard Christian Middle School on their property at 2301 W. Lodi Ave.

**LOCATION:** 2301 West Lodi Ave.  
APN 029-130-31

**APPLICANT:** Lodi Avenue Baptist Church  
2301 West Lodi Ave.  
Lodi, CA 95242

**PROPERTY OWNER:** 1<sup>st</sup> Southern Baptist  
2301 West Lodi Ave.  
Lodi, CA 95242

**RECOMMENDATION**

Staff recommends that the Planning Commission approve the Use Permit request of Lodi Avenue Baptist Church to allow the Vineyard Christian Middle School to locate a private middle school on their church property at 2301 West Lodi Ave., subject to the conditions in the attached resolution and any of the attached supplemental conditions.

**SUMMARY**

Lodi Avenue Baptist Church is proposing to locate a Christian middle school (six, seventh and eighth grade) on a portion of their church property at 2301 West Lodi Ave. The school, Vineyard Christian Middle School (VCMS), is currently located on the site of Woodbridge School, which is currently being remodeled. When the Woodbridge School remodel is complete, VCMS will need to relocate to a different site. Lodi Avenue Baptist Church has made available an unused portion of their property for the school. Before VCMS can relocate to this property, they will need to secure a Use Permit from the Lodi Planning Commission for the operation of a school. The school will operate Monday through Friday, from 8:30 am to 3:10 pm. The school has a student population of 75 that will be housed in five modular buildings that will be moved on to the site.

**PROJECT/AREA DESCRIPTION**

**General Plan Designation:** LDR, Low density residential.

**Zoning Designation:** R-1, residential single-family

**Property Size:** 2.64-acres.

The adjacent zoning and land use designations are as follows:

- North:** R-1, residential single-family and Public. The property immediately north of the church property contains a private swimming club that is open seasonally. North of the pool is Henry Graves Park, a City park/basin.
- South:** R-1. The area to the south, across Lodi Ave. is single-family residential.
- East:** R-1. The area to the east, across Allen Drive is single-family residential.
- West:** PD (27) Planned Development. West of the church site is Parkview Terrace, an 8.2-acre planned unit development that contains an adult residential community.

## **BACKGROUND**

At the Planning Commission meeting of February 8, 2006, a public hearing was held to consider the request of the Lodi Avenue Baptist Church for a Use Permit to allow the Vineyard Christian Middle School to locate their school on the Church property. At the meeting, several neighbors of the Church spoke to express their objections to the proposed school being placed on this property. The issues the neighbors were most concerned with are as follows:

### **1). Traffic on Allen Drive.**

Neighbors were concerned that the proposed school will generate additional traffic on Allen Drive. They indicated that Allen Drive was a residential street with relatively low traffic volumes. They were concerned that the addition of 75 students and 5 staff would impact the street and neighborhood, particularly during morning and afternoon pick-up and drop-off periods. They also felt that the problem was compounded by the nearby St. Peters Lutheran School located at the corner of Oxford Way and Lower Sacramento Road. They felt that many of the parents of students at St. Peters also used Allen Drive to come and go from that school. They felt the combination of traffic from both schools would create a hazardous situation on Allen Drive.

### **2). Increased activity, noise and litter as a result of the school being located on this property.**

Neighbors were concerned that the school will generate more activity on the church property relative to what was there now. They felt that the church was a relatively unobtrusive use, with activity primarily on Sundays and during special events at the church. The school will have students on site Monday through Friday, 9 months a year. They felt that the added presence of students would create noise and litter that will affect the neighborhood.

### **3). Aesthetic concerns.**

Neighbors were concerned about the visual effects the school would have on the neighborhood. The applicant's are proposing to move 5 modular buildings onto the property. These will include 4 classrooms buildings and one office building. The neighbors expressed concern about the appearance of the buildings and how they would look from their residences across Allen Drive. They noted that the property is open along the Allen Drive frontage and there is no fence or other type of screening. There are only a limited number of trees planted along Allen Drive and no shrubs or other landscaping that could serve to screen the property.



## ANALYSIS

Staff has reviewed the concerns expressed at the meeting and has the following comments:

### 1). Traffic.

Based on our calculations, the school could generate 130 additional vehicle trips per day. This would be in addition to the current volume of 761 vehicle trips per day on Allen Drive. The capacity of Allen Drive is approximately 2000 vehicle trips per day. Even with the addition of the school traffic, the potential total of 900 vehicle trips will be less than 50% of the design capacity for Allen Drive. In our estimation, the added traffic will not significantly impact the capacity or the safety of traffic on Allen Drive.

While the added traffic will not be an engineering issue, staff acknowledges that the neighbors, particularly those immediately adjacent to the school site will notice an increase in traffic. This will be most noticeable during the pick-up and drop-off periods. The perceivable change is compounded by the fact that traffic volumes on Allen Drive are relatively low so any increase is noticeable. It is possible that over time the neighbors will become accustomed to the school traffic and the additional traffic will become less noticeable. In staff's opinion, the additional traffic generated by the school is not so much an engineering issue of traffic safety or congestion but more of an issue of perception by the neighborhood and the public. The street clearly has the capacity to safely handle the anticipated traffic volumes generated by the school. Whether the possible effects on the neighborhood are acceptable is more of a policy issue than a traffic engineering issue. The City and the applicants would like to explore every reasonable alternative to try to reduce the traffic effects on the neighborhood. Staff has worked with the school to try to come up with ideas that may help the situation. The following options are put forth for consideration:

- a) Rearrange the driveway layout and the travel route of vehicles entering and exiting the school property. Two alternatives have been suggested to the original driveway proposal. Alternate 1 (Exhibit A) is to require vehicles to enter the school grounds at the northern most drive way. Vehicles will proceed to a designated area, to pick-up or drop-off their student and proceed south through the parking lot and exit at the southern most driveway, turning right onto Allen Drive. Under this alternative, the center driveway will be temporarily closed during school hours. Alternate 2 (Exhibit B) will have the vehicles entering the northern-most driveway then proceed to the drop-off zone. The vehicles will then loop around the entire parking lot and will exit the property at the center driveway, making a right hand turn onto Allen Drive. Under this alternative, the southern most driveway would be temporarily closed during school hours. Under both alternatives, new on-site signing would be required to designate the path of travel for vehicles and to designate the right-turn-only at the exit driveway.

Both alternatives provide increased vehicle stacking room on-site. By allowing vehicles to maneuver in the parking lot there is less chance of vehicles having to wait on Allen Drive before entering the property. Requiring that exiting vehicles only turn right on Allen Drive will mean that most vehicles will only travel a short distance on Allen when exiting the property and that there will be fewer conflicts with passing traffic. Alternative 1 will further reduce the impact by having the vehicles exit at the driveway closest to the Lodi Ave. intersection. This will further limit the distance exiting vehicles

will travel on Allen Drive. This alternative will also spread the vehicles over two more widely separated driveways instead of concentrating them at the center of the property.

b) The VCMS has also suggested the following methods that they feel will help alleviate the traffic situation:

- i. One is to stagger their school start and finish times with St. Peters Elementary School, to reduce the amount of overlap. VCMS will be willing to start either earlier or later than St. Peters, depending on what works better for each school. This will reduce the concentration of traffic and spread it out over a slightly longer time span.
- ii. Another suggestion made by VCMS is to have an adult traffic monitor onsite every morning and afternoon during drop-off and pick-up times. This person will monitor the traffic flow and work with parents to get students on and off the property safely and with minimal conflicts with passing street traffic. This person would also monitor the students to make sure they get to class safely.
- iii. Finally VCMS has created a parking lot instruction sheet (exhibit c) that they will hand-out to each school family. The sheet contains the procedure for the pick-up and drop-off of students. This includes the requirement that during both drop-off and pick-up vehicles must be in a parking space before students may exit or enter the vehicle. They are also planning to require that all drop-offs and pick-ups be made from vehicles that are in the parking lot. Students can not exit or enter vehicles parked on Allen Drive.

2). Addressing the question of increased activity on the property and the related potential for noise and litter.

- a) There is no question that the VCMS will bring more people onto the property. This problem is somewhat offset by the limited number of students (75) enrolled in the school and the limited number of grades (3 class rooms). Unlike larger schools that have multiple lunch periods and P.E. or recess periods that stretch throughout the day, VCMS will have a single break in the morning and a single lunch period. The rest of the time, students will be in the class room. Additionally, the school will be a closed campus so students will not be leaving campus to eat lunch. The closed campus and the single lunch period will reduce the impacts on the surrounding neighborhood by limiting the time students are outside of the classroom. Having a closed campus will also make it easier to monitor any potential litter problem. School supervisors can make sure students put their lunch litter in designated garbage cans. Also students will not be out in the neighborhood during lunch periods.

Having students on the site will increase the ambient noise level during school hours. There will be some increase in noise during drop-off and pick-up periods and when students are outside the class room. This is a relatively quiet neighborhood so it is possible that nearby neighbors will hear some increased level of noise. What level of disturbance they will experience is hard to quantify. Generally school related noise is not considered an unusual noise source by the City's Noise Ordinance. Schools have historically been considered part of residential neighborhoods and are permitted by the City Zoning Ordinance in residential zones. Almost all schools in Lodi as well as in

other cities are located in residential areas. Schools and their related noises have traditionally been accepted as part of the every day activity of communities. VCMS will not have school buses or traditional sports fields so they will generate less noise than most schools.

VCMS can reduce the potential noise problems by monitoring vehicles entering and exiting the school property. Vehicles should avoid using their car horn or playing loud stereos. Students can also be monitored to avoid unnecessarily loud noises when they are outdoors.

### 3). Aesthetics.

- a) In order to improve the appearance of the proposed school site, one of the conditions of approval will be that the project be reviewed by the Site Plan and Architectural Committee (SPARC). The Committee can require the applicant to add various features to their project to improve the overall appearance of the project. This could include fencing; additional landscaping, especially along Allen Drive; changes in the color or appearance of the buildings; parking lot improvements and other site related changes that the Committee feels will improve the design of the school.


## **ENVIRONMENTAL ASSESSMENTS**

The project was found to be Categorically Exempt according to the California Environmental Quality Act, Article 19 §15332, Class 32. The project is classified as an "In-fill Project", less than 5-acres in size; surrounded by urban development and served by City utilities; consistent with the zoning and where no significant environmental impacts are anticipated and no mitigation measures have been required.

## **ALTERNATIVE PLANNING COMMISSION ACTIONS:**

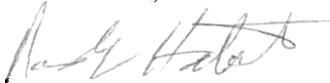
- Approve the Use Permit with Alternate Conditions
- Deny the Use Permit
- Continue the Request

Respectfully Submitted,



David Morimoto  
Senior Planner

Concurred,



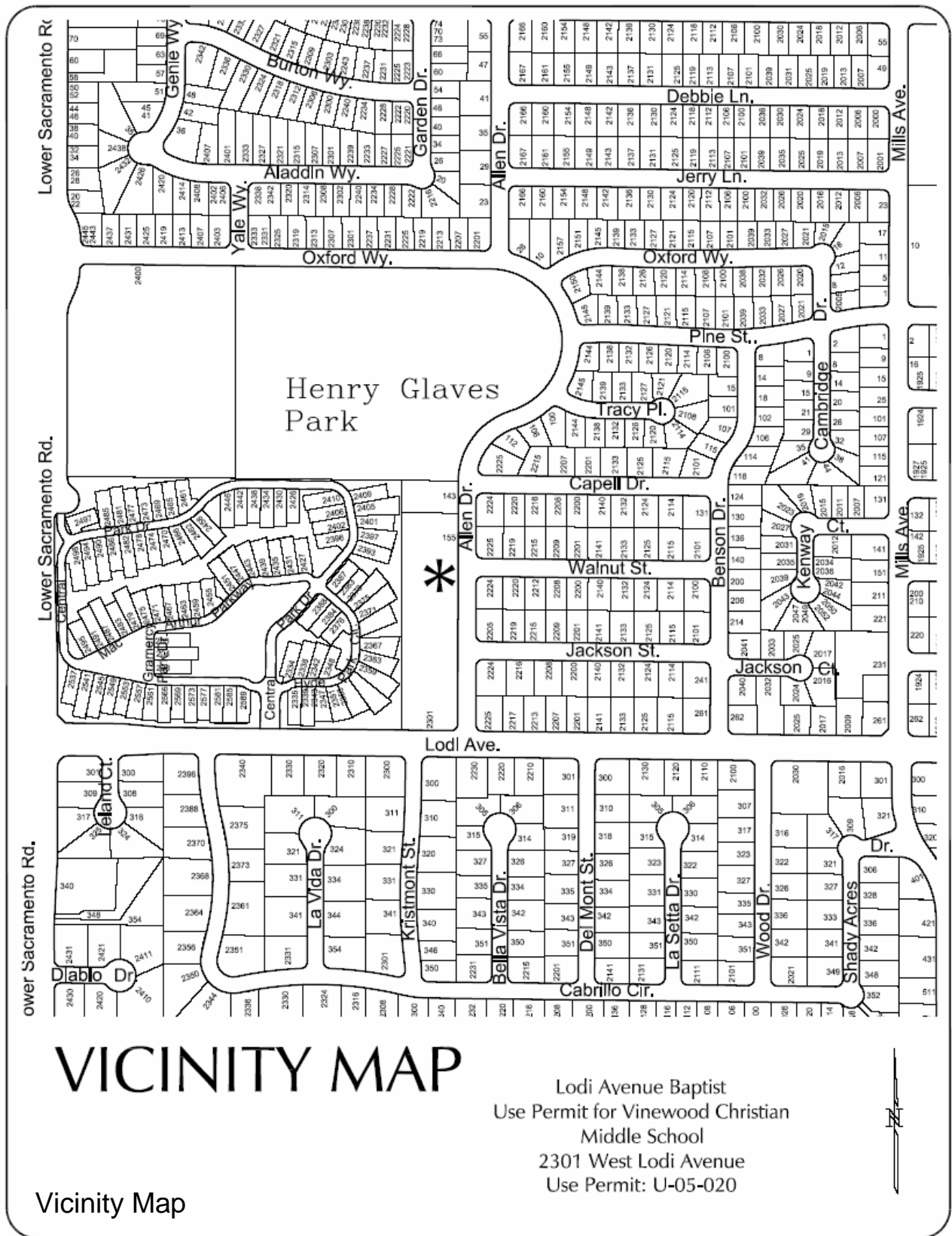
Randy Hatch  
Community Development Director

## **ATTACHMENTS**

1. Original staff report
2. Exhibits
3. Vicinity Map
4. Draft Resolution & Supplemental Conditions



City of Lodi, Community Development, Planning Division.





Aerial

City of Lodi, Community Development, Planning Division.









City of Lodi, Community Development, Planning Division.

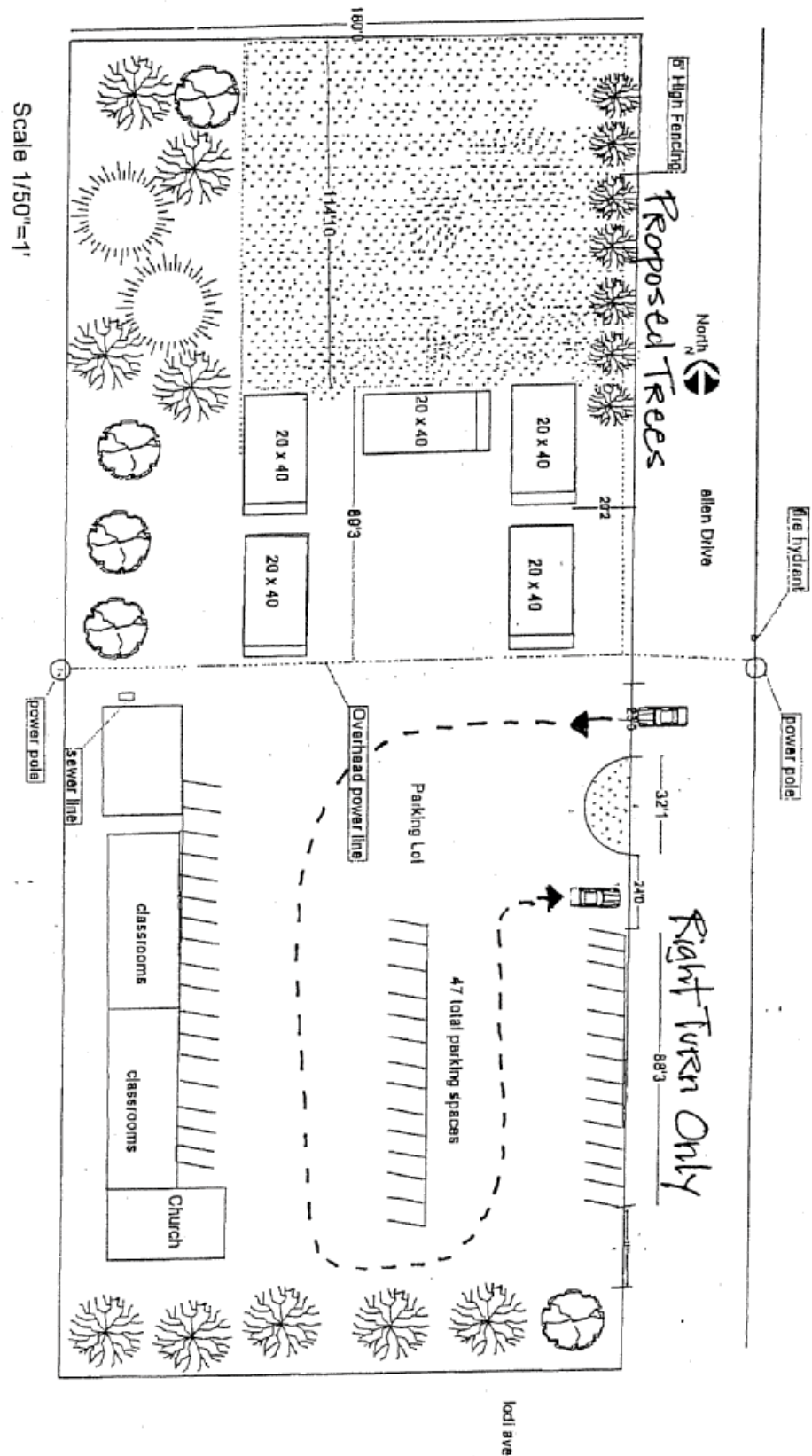


Exhibit B



City of Lodi, Community Development, Planning Division.

# ATTENTION

VINEYARD CHRISTIAN MIDDLE SCHOOL FAMILIES!

## IMPORTANT PARKING LOT INSTRUCTIONS

Beginning immediately, note the following directions for parking lot procedures:

- Please use the **PARKING LOT ONLY** for pickup and drop-off of students. **DO NOT** park or stop on Allen Drive.
- Please enter the school parking lot from Allen Drive. Access the parking lot from the **NORTH** driveway only.
- Proceed into the parking lot, heading due west, following the circular flow of traffic– as indicated on the attached map.
- **DO NOT** stop in the flow of traffic...pull into a parking spot and park!
- During morning drop off, students are to exit the cars **ONLY** after they are parked, and proceed to the campus. Students will be assisted by parking lot attendant.
- After school, students will wait on campus. With the assistance of the parking lot attendant, students will access **ONLY** parked vehicles.
- When exiting the parking lot, pull back into the flow of traffic and exit from the **SOUTH** driveway **ONLY**- as indicated on the attached map. When entering onto Allen Drive, make a **RIGHT TURN ONLY**.
- Proceed south on Allen Drive to Lodi Avenue.

Please keep traffic on Allen Drive to a minimum. Access to VCMS between the hours of 8:00 a.m. and 4:00 p.m. is limited to the parking lot. Thank you for your cooperation in the matter.



**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, FEBRUARY 8, 2006**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of February 8, 2006, was called to order by Chair Heinitz at 7:00 p.m.

Present: Planning Commissioners – Cummins, Haugan, Kuehne, Moran, White, and  
Chair Heinitz

Absent: Planning Commissioners – None

Also Present: Community Development Director Randy Hatch, Senior Planner David Morimoto,  
Planner Manager Peter Pirnejad, Deputy City Attorney Janice Magdich, and  
Administrative Secretary Kari Chadwick

2. MINUTES

a) None

Note: Item “b” was heard first.

3. PUBLIC HEARINGS

- a) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Heinitz called for the public hearing to consider The request for approval of a Use Permit to allow Vineyard Christian Middle School to operate a private 6<sup>th</sup> -8<sup>th</sup> grade school on the property (including the placement of portable buildings) at 2301 West Lodi Avenue. (File#: U-05-020, Applicant: Lodi Avenue Baptist Church)  
CEQA Status: Exempt Resolution #: P.C. 06-05.

David Morimoto, Senior Planner, reported that The Vineyard Christian Middle School (VMCS) is an existing school that is located on the Woodbridge Middle School grounds. In the fall of 2006 the LUSD plans to open the campus again as a grade school and therefore the private school is in need of a new home. The site they have selected is Lodi Avenue Baptist Church property. The Church is surrounded by single family homes on the east, south and west sides and to the north is a community pool and Graves Park. VMCS would like to locate the buildings in the middle section of the parcel. The zoning ordinance does allow for a school in residential neighborhoods with a Use Permit. They would like to open at the 2301 West Lodi Avenue address in the fall of 2006. They operate Monday through Friday on a standard school calendar during the hours of 8:30 – 3:10 p.m. with a half hour before and after for drop offs and pickups. They would like to locate five modular buildings in the center of the property. Three of the buildings will be used for classrooms, one for a multi-purpose room, and the fifth will be a combination of office and restrooms. They will be a tenant leasing the area from the church not an affiliate of the church. There will be no sporting events held on the premise other than regular PE activities. A five foot fence will be put along Allen Drive to help secure the school area from Allen Drive.

In response to Chair Heinitz, Mr. Morimoto stated that the fence would start at the north end and come down to the parking lot area. The applicant hasn't indicated what style of fence they plan on putting up.

In response to Commissioner Cummins, Mr. Morimoto stated that the current parking is sufficient for the current church attendance but would fall short if the church was filled to capacity. There is parking available on the street but that is not used to meet required parking.

In response to Commissioner Moran, Mr. Morimoto stated that the traffic on Lodi Avenue would not be significantly affected but Allen Drive would get an increase of 130 vehicle trips per operating day. Paula Fernandez in the Public Works department didn't feel that the traffic in the intersection would be significant. Public Works did anticipate having to post for a school zone and the painting of crosswalks.

In response to Chair Heinitz, Mr. Morimoto stated that there is not a requirement for the amount of grass area that a school has to have. It would be possible to push the modulares back further onto the grass area to allow more parking if necessary.

In response to Vice Chair Kuehne, Mr. Morimoto stated that the traffic department didn't indicate that there was a problem given the amount of accidents.

In response to Commissioner Moran, Mr. Morimoto stated that the applicants have indicated that they will be moving the dumpsters so the flow of traffic in and out of parking lot would be more cohesive. Randy Hatch, Director, added that the final plans are not before the Planning Commission because the design process will go to SPARC if the Use Permit is approved.

Mr. Morimoto mentioned that the Community Development Department received three letters in protest of the project and they have been copied for the Commissioners. He also went through photos taken of the property and the surrounding areas.

In response to Commissioner White, Mr. Morimoto stated that there are seventy five students currently enrolled in the school.

#### Hearing Opened to the Public

- George Lepart, representative for Vineyard Christian Middle School, read a letter in support of the school from Pat Patrick, Chamber of Commerce. The church and LUSD have had a very good relationship. The School has made many improvements to the current site and plan to do the same to the project site. A chain link fence does not meet the standards for this school and has not been an option in the design process. Mr. Lepart shared some future design ideas shown on design boards.

In response to Commissioner Cummins, Mr. Lepart stated that there could only be a maximum of 84 total students which works out to be 28 students per grade.

In response to Vice Chair Kuehne, Mr. Lepart stated that the School meetings/Chapel will be held in one of the modular buildings and Vinewood Community Church has agreed to be their home sports complex. The student teacher ratio will not increase. He also stated that the flow of the drop off and pick up will be whatever it needs to be to work cooperatively with the surrounding neighborhood and staffs recommendations. The School start and stop times can be modified to work along with the times of St. Peters School.

In response to Chair Heinitz, Mr. Lepart stated that the modulares will be removed when the addition to the church is made.

In response to Commissioner Haugan, Mr. Lepart stated that the cost is not something that the school is worried about at this time. The results that are seen in the students that come from the school are what make it worth the effort. Previously used modulares are what will probably be used on the site, but regardless of what is used they will be made to be sightly and tidy.

Pastor Mike Abdollahzadeh, Senior Pastor of Lodi Avenue Baptist Church, came forward to express the support of the church officials and the congregation for this project.

In response to Chair Heinitz, Pastor Abdollahzadeh stated that he had approached some of the neighbors that were out walking and it was not well received. He also stated that some of the school board members also went in small groups around the neighborhood, but was not aware of the results of that outing.

Paula Peterson, 2224 Jackson Street, came forward to express her reluctance to have the school in her neighborhood because of the traffic issues. She and her husband walk everyday and see the way the parents drive. Her husband was hit by one of the "responsible" parents dropping off their child at St. Peters. The traffic is already bad and will be an issue. Mrs. Peterson also expressed her concern with the lack of area that the students have for physical education. She would also like to know where the students will be eating their lunches.

Linda Reichert, 2219 West Walnut Street, came forward to express her reluctance to have the school in the neighborhood because of the traffic and the lack of facilities for the students to eat their lunch and have some recreation area. The grass area along the fence is currently used by the cats in the neighborhood for hunting and for a sandbox. It is not sanitary for children. It is also an ankle breaker with all the pot holes that are there. Her other concerns are regarding landscaping, the type of fencing and the entire look of the area after the modulars are placed on the property. Chair Heinitz reassured her that this would not be the final step in the process for the school. They will still have to go before the SPARC Committee for a site plan review. She would also like everyone to keep in mind that this school is not a neighborhood school in so far as the students attending the school are not from the neighborhood which means that all the students will have to be driven to and from the school.

In response to Vice Chair Kuehne, Mr. Lepart stated that the lunch area will be outside in good weather and in the portables when the weather is poor.

#### Public Portion of Hearing Closed

- In response to Commissioner Haugan, Mr. Hatch stated that the Public Works Department has taken into account the information regarding the traffic that already exists. He also stated that there will be 47 parking spaces left for cars after the modulars have been put into place and that there will be space available for picking up the children during bad weather.

Commissioner Cummins stated that all schools have traffic issues. The school is a positive move toward meeting our infill needs. He is also comfortable with SPARC handling the aesthetics of the project.

#### MOTION:

Commissioner Cummins motioned, Heinitz second for the purpose of discussion only to approve the request for approval of a Use Permit to allow Vineyard Christian Middle School to operate a private 6<sup>th</sup> -8<sup>th</sup> grade school on the property (including the placement of portable buildings) at 2301 West Lodi Avenue.

#### Discussion on the motion:

Chair Heinitz stated that he is a big supporter of the people coming out and stating their opinion. He has a big concern with the traffic issue because like Mrs. Reichert said this is not a neighborhood school and that will mean up to an additional seventy-five cars twice a day on that street.

Motion never went to vote.

MOTION:

Vice Chair Kuehne motioned, Cummins second to add an amendment to the original wording to modify condition, Item K with a start time of 8:30 a.m. to a finish time of 3:05 p.m.

Under discussion on the motion:

Commissioner Haugan would like to see the project happen but would like to see the request continued with additional work by staff to see if something can be done with the traffic issue to help gain the support of the people that live there, but as the motion stands now he would have to vote no.

In response to Commissioner Cummins, Mr. Hatch stated that the Public Works Department determined that the increase in traffic would not be significant over and above the current pattern. Staff can go back and request further information if that is helpful to satisfy everybody's concerns. Mr. Hatch also stated that the intersection does not warrant a traffic light.

Commissioner Moran would have to vote no at this point. She would like more information from Public Works regarding the traffic issue.

The motion failed by the following vote:

Ayes: Commissioners – Kuehne and Cummins  
Noes: Commissioners – Haugan, Moran, White, and Chair Heinitz  
Abstain: Commissioners – None

MOTION / VOTE:

The Planning Commission, on motion of Commissioner Haugan, Kuehne second, to continue the Item to the meeting of February 22, 2006.

Ayes: Commissioners – Cummins, Haugan, Kuehne, Moran, White, and Chair Heinitz  
Noes: Commissioners – None  
Abstain: Commissioners – None

The motion to continue carried.

- b) Notice thereof having been published according to law, an affidavit of which publication is on file in the Community Development Department, Chair Heinitz called for the public hearing to consider The request for approval of a Tentative Parcel Map to allow an existing office building to be divided into a six-unit office condominium at 1745 West Kettleman Lane. (File#: 05-P-009, Applicant: Western Professional Buildings)  
CEQA Status: Exempt Resolution #: P.C. 06-06

David Morimoto, Senior Planner, reported that this item had a related item before the Planning Commission last year when the lot was created. A six unit office building has been constructed and the offices were designed to be six separate units with separate entries under one single owner. The idea now is to create six separate office condominiums with six separate owners with an association to manage the property (e.g., landscaping, repairs, etc.). The parcel would be owned in common by all the owners of the condos. The property is surrounded by other offices and single-family residents.

In response to Chair Heinitz, Mr. Morimoto stated that the offices were constructed with a potential property line wall. The building code does not treat this type of condo the same

as a residential condo. The Buyers will have to go through the Department of Real Estate for CC&R's.

In response to Commissioner Haugan, Mr. Morimoto stated that the CC&R's would cover the agreement of who takes care of the grounds. Randy Hatch, Community Development Director, stated that there is a condition in the resolution (section 4) that gives City staff the opportunity to review and modify the CC&R's if necessary to insure property maintenance.

Hearing Opened to the Public

- Brian Gorbet, Dillon and Murphy Engineers, came forward to answer questions and stated that he concurred with Staffs findings.

Public Portion of Hearing Closed

- No Commission Discussion

MOTION / VOTE:

The Planning Commission, motion of Commissioner Haugan, Moran second, to approve the request for approval of a Tentative Parcel Map to allow an existing office building to be divided into a six-unit office condominium at 1745 West Kettleman Lane. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Haugan, Kuehne, Moran, White, and Chair Heinitz

Noes: Commissioners – None

Abstain: Commissioners – None

4. PLANNING MATTERS

A new section that will be appearing from time to time will be "Planning Matters" it will consist of articles and information that might be of interest.

Mr. Hatch reported on current larger planning projects. There has been forward movement in the Frontiers EIR, a draft is expected in March. The Blue Shield/Reynolds Ranch NOP is out for comment and in another month or so we will have an EIR for that.

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Next week council will hold the Miller Ranch Public Hearing.

Mayor Pro Tempore Johnson asked to re-visit the Council authorization to get proposals to hire a consultant regarding the greenbelt issue.

7. ACTIONS OF THE SITE PLAN AND ARCHITECTURAL REVIEW COMMITTEE

None

8. UPDATE ON COMMUNITY SEPARATOR/GREENBELT TASK FORCE

None

9. ART IN PUBLIC PLACES

None

*Continued*

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

Commissioner Haugan asked if the Commission should have a CEQA desk book. Mr. Hatch responded that there are many books and manuals available but the best place for the Commissioners to get information is at the Monterey Conference.

Janice Magdich invited the Commissioners to participate in the Centennial Cookbook that the City is putting together.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:45 p.m.

ATTEST:

A handwritten signature in dark ink, appearing to read "Randy Hatch", with a stylized flourish extending from the end.

Randy Hatch  
Community Development Director

**LODI PLANNING COMMISSION  
REGULAR COMMISSION MEETING  
CARNEGIE FORUM, 305 WEST PINE STREET  
WEDNESDAY, FEBRUARY 22, 2006**

1. CALL TO ORDER / ROLL CALL

The Regular Planning Commission meeting of February 22, 2006, was called to order by Chair Heinitz at 7:00 p.m.

Present: Planning Commissioners – Cummins, Haugan, Kiser, Kuehne, Moran, White,  
and Chair Heinitz

Absent: Planning Commissioners – None

Also Present: Community Development Director Randy Hatch, Senior Planner David Morimoto,  
Deputy City Attorney Janice Magdich, City Engineer Wally Sandelin, and  
Administrative Secretary Kari Chadwick

Introduction of the new Planning Commissioner Wendel Kiser

2. MINUTES

a) None

3. PUBLIC HEARINGS

- a) Pursuant to action taken by the Planning Commission on February 8, 2006 to continue the Public Hearing to February 22, 2006, Chair Heinitz re-opened the public hearing to consider the request for approval of a Use Permit to allow Vineyard Christian Middle School to operate a private 6<sup>th</sup> -8<sup>th</sup> grade school on the property (including the placement of portable buildings) at 2301 West Lodi Avenue. (File#: U-05-020, Applicant: Lodi Avenue Baptist Church)  
CEQA Status: Exempt Resolution #: P.C. 06-05.

David Morimoto reported that at the previous meeting on February 8, 2006 some of the neighbors brought to staffs attention some of their concerns. There were three major issues consisting of traffic problems, the possibility of littering, and the look of the property with portables and screening. The traffic increase on Allen Drive will be approximately 130 trips per day. The last traffic count on Allen Drive was approximately 761 vehicle trips per day and staff feels that the street can handle the additional traffic because the capacity of the street is roughly 2000 vehicle trips per day. The neighbors would most likely notice the additional traffic on Allen Drive but that increase would not rise to a significant level, a level beyond the roads design capacity. Staff came up with two new alternatives for the traffic flow to help minimize the adverse affect to the neighborhood which are shown in exhibit A and B (see attached), in the packet. The driveways not in use would be blocked off.

In response to Chair Heinitz, Wally Sandlin, City Engineer, stated that adding a condition of putting up no parking signs on Allen Drive could be a possibility. It would be subject to the review of both the Police Department and the City Council.

In response to Chair Heinitz, Mr. Morimoto stated that the supplemental conditions following the proposed Resolution are alternatives for the Commissioners to choose from. He also stated that taking a driveway down the entire length of the property was an idea that was looked at but a good deal of the grass area would have to be taken up.

David Morimoto also reported that the Vineyard Christian Middle School (VCMS) would be willing to acknowledge St. Peters by staggering the drop off and pick up times and they have already talked with the St. Peters Principal. VCMS are also going to have an

adult traffic monitor at both times. The school officials are going to create a handout of how to drop off and pick up their students to pass out to all the parents.

In response to Commissioner Moran, Mr. Sandlin stated that there has been one accident reported at the corner of Allen Drive and Lodi Avenue in the last four years. It involved two vehicles traveling east bound on Lodi Avenue. Mr. Morimoto added that the incident in which the gentleman was hit happened over in front of St. Peters.

In response to Vice Chair Kuehne, Mr. Morimoto stated that Staff felt exhibit A spread out the traffic the best.

#### Hearing Re-Opened to the Public

- George Lepart, Vineyard Christian Middle School, came forward to thank the staff and honored the neighbors for all of their respect shown at the Hearing. The VCMS Board went out and observed the area during the high traffic times for five consecutive days and created a chart to show the flow of traffic for both the north and south bound directions on Allen Drive. The information gathered was the same as what the City had reported previously. It was never the intent to stage the drop offs or pick ups on Allen Drive. The adult monitor has already been put in place at the current site and will continue at the new one. The School is more than willing to stagger times to help alleviate the traffic issue. A chain link fence was never an option of the School. VCMS intends to put something up that will be indicative of the neighborhood and of the Church. A liaison is being established to interface with the neighborhood during this time and throughout the entire process of getting this project up and running.

Dean Ruiz, 1118 Chateau Court with Hakeem, Ellis & Marengo, stated that the staff report indicates that staff feels this is an opportunity for infill. The applicant has gone above and beyond to be accommodating and has indicated that they are willing to work with the neighborhood. The School is looking forward to working with SPARC so that an aesthetically pleasing plan for both the school and the neighborhood can be established. There has been no history indicating that noise or littering will be a problem with this project.

Pat Patrick, 2848 Applewood Drive, came forward to support the project. He stated that he is looking at the project from three different angles, one from a leadership position in the community, two from a consumer of the educational product that the school produces and third as a Dad. He supports the application because this type of school is good for creating good citizens for our community. Having an up-close and personal view of the quality of this organization, he sees no economic reason for the property values to go down in the neighborhood. As a dad, the school has been a very positive experience for he and his family.

David Johnson, 2200 Jackson Street, came forward to oppose the project. He and his wife live about a half a block from the project site. They shopped around before they bought the house. They bought there because they liked how quiet the street was. They had to pay top dollar for the house because of the location. They paid it because they wanted a quiet, low traffic area for their kids play in the yard.

Paula Peterson, 2224 Jackson Street, came forward to oppose the project. She and the neighbors have been canvassing the neighborhood and the feeling is the same. She feels that people will pick the path of least resistance and when the traffic can't get across Lodi Avenue people will start using the neighborhood streets to get to and from the school. Mrs. Peterson handed in a map depicting the neighborhood which showed the



homes that are for and against the project. She stated that she and her husband bought in the neighborhood for the quite and would like to keep it that way. There have been two car accidents that have ended up in the Pastor's yard and a car that recently came across Lodi Avenue, part of the Church property and ended up in her neighbor's yard. There are traffic accidents, it is a hectic corner.

Paul Taormina, 2225 Jackson Street, came forward to oppose the project. The area is already noisy with the garbage lid slamming. Pastor Mike Abdollahzadeh has been asked to address this already and nothing has been done. People litter by throwing beer cans and bottles in the area. Then there will be the added noise from dogs being walked and barking at the added commotion. We just don't want this school across the street from us.

Bob Peterson, 2224 Jackson Street, came forward to oppose the project. At the last meeting Pastor Mike came forward to talk about his enlightenment in regards to this project and how he approached two of the neighbors and after telling them about the project he was shocked and dismayed at their negativity toward the project. What Pastor Mike forgot to mention was that he told them that the project would not go forward without neighborhood support. While canvassing the neighborhood, we found that there was only one household that had attended Lodi Avenue Baptist Church actually living in the neighborhood. Pastor Mike's daughter is the only student that we know of that actually lives in the neighborhood that will be attending the school, all the other students will have to be driven in from other areas. A neighborhood should have the right to shape its own destiny.

Dean Walker, 2207 Capell, came forward to oppose the project. The site has only 60 parking spaces and some of those will have to go to make room for the portables. The site has no room to grow and churches and schools want to thrive and grow. Lodi Avenue will have a lot of extra traffic and left hand turns off Allen Drive will cause more problems than have been addressed. The buildings will be portables and will be unsightly for the neighborhood. He was disappointed with the lack of notification to all of the property owners that will be affected.

Linda Engrav-Clarke, 2101 Jackson Street, came forward to support the project. She signed the petition that was passed around and after signing the petition read the letter that came with it and had regrets. She tried to take her name off of it but was unable to get a hold of Mrs. Peterson. The letter gives the impression that all children are noisy and that all portables are ugly and that isn't the case. The letter also referred to speeding which is already a problem, but she felt that if this tight nit neighborhood felt speeding was such a problem she would have had a petition presented to her regarding that issue. She questions the intent of the petition and feels that the Church and School are trying to accommodate the needs and wishes regarding the concerns that the neighborhood has brought forward.

Kevin Stevens, 1408 Graffigna Avenue, came forward in support of the project. He is a parent of two children that have been involved with the school since it's inception. The parents and students have stepped up and shown that they do care about the neighborhood that their school is in by the actions shown at the Woodbridge Middle School site. The improvements made there were made by them. The students are taught honor and respect and it shows in both the look and attitude of the school. He coaches a soccer team at the Henry Graves Park and during that season the traffic and noise far exceed the expectation of the schools traffic. He would like to be able to live in

this neighborhood and wouldn't mind living across the street from this school because of the people that will be there.

Mary Colbert, 2133 Jackson Street, came forward to oppose the project. She has lived in the neighborhood for a long time and has made the decision to stay. She is concerned about the traffic filtering down Jackson Street. She is very concerned with what will happen down the road as staff changes with the school. She then drew correlations with a public school in the Bay Area and the problems that her daughter has had with the students and the lack of respect shown by them to her daughters property. She can hear the soccer games and the pool in the summer time because she is outside more. She and her husband looked at several homes before buying on Jackson Street and avoided a home on Virginia Street because of it's proximity to Vinewood School.

Scott Gaston, 2307 Aladdin Way, came forward to support the project. He lives one block in from Graves Park and has a child going to the Vineyard Christian Middle School. He doesn't feel traffic will be a problem. Everyone bought in the neighborhood with the church already there and given the property size should have expected the church to try and grow. The quality of the staff and parents that are involved with the school are top notch and he is very glad to have his daughter become a recent addition to the student body. He was not approached with a petition against the school but if he had been he would not have signed it.

Myrna Pitchford, 1525 West Elm Street, came forward to support the project. The differences between a public and private school are like black and white. The kids will be more of a help in the area than a problem because of what they are taught. Everything changes and there are so many other things that could go into this area that could be worse for the neighborhood.

Chris Johnson, 2200 Jackson Street, came forward to oppose the project. She went to a Christian School and kids are kids and will be loud. She bought the house because of the quite and the traffic will take that away. She understands that the parents that are taking their children to this school want to have an environment where they can instill the proper values in them and hopes they can find a site where they can do that and are able to grow as well. Trash even with the best intentions will inevitable find it's way into the surrounding neighborhood.

Michele Borges, 2124 Jackson Street, came forward to oppose the project. She has children that go to a private school and parents are people and will get in a hurry and will not always follow the rules. She is concerned with the children playing in the yard and just getting out of the neighborhood to take her kids to school, which is already a problem. She stated that the student body size where her child goes is 200+.

Alyssa Oliver, 707 South Church Street, came forward to support the project. She feels the residents have a fear of the unknown. VCMS is not a public school. The top attendance of the School is 87 students. There are no plans for growth. She as a founding board member stated that if the school is going to grow it will look for a new site. Trash is an issue for the school also and past practice will show that there will be a positive change. The only noise will be daytime noise during PE, recesses and at lunch time. The public schools in the area release between 2:15 and 2:30 p.m. and VCMS releases at 3:00 p.m. leaving a significant gap to help alleviate the traffic issues. It is unfair to compare a K-8 public school to a 6-8 Christian school. This will be a positive place in the neighborhood.

In the response to Chair Heinitz, Mr. Hatch stated that the school will be limited to exactly what they are asking for which is 75 students and if they wish to increase it they must come back with an amendment to the Use Permit.

Nicholas Bettencourt, 2114 Jackson Street, came forward to oppose the project. This is not a character issue it's a safety issue for our kids. We bought in the neighborhood without a school and that is what we want. It isn't fair to have this school going in down the street from where we live; this is being force feed down our throats.

Linda Engrav-Clark, 2101 Jackson Street, came forward a second time in support of the project. She bought the home in 1993 and knows that change happens. The people that bought in the area knew the church was there and could see the potential of growth.

George Lepart, Vineyard Christian Middle School, came forward to answer some of the statements made by the neighborhood. He also wanted to clarify that there are currently 75 students enrolled in the school and the maximum would be 84 which is 28 students per grade.

Chair Heinitz stated that the Commission and Staff are trying their very best to find a solution that will satisfy everyone's needs.

#### Public Portion of Hearing Closed

- Chair Heinitz asked to have the map brought back up again so he could see where the church's entrances and exits lined up with Jackson or Walnut Streets and received clarification of which entrances and exits would be used for drop offs and pick ups.

In response to Commissioner Moran, Mr. Hatch stated that if there is an expansion of the church then they would have to come back and get an amendment for the church or the school. If there were any new construction it would be brought back to the Commission.

In response to Commissioner Haugan, Mr. Hatch stated that the document was prepared for 75 students but the Commission can change it tonight to the mentioned 84. There are no set rules regarding the number of students per class from the City's point of view. The number of students per modular will come to staffs attention when the building department gets the application for the building permit.

#### OPEN TO APPLICANT FOR CLARIFICATION:

In the response to Vice Chair Kuehne, Mr. Lepart stated that the maximum number of students will be 28 per grade which is one sixth grade, one seventh grade, and one eighth grade class. The fourth modular will be for multi-purpose use.

#### CLOSED TO APPLICANT

Commissioner Haugan and Chair Heinitz both stated that it does make a difference how many students are allowed now and it should be clarified in the resolution tonight.

In response to Commissioner Kiser, Mr. Hatch stated that the supplemental conditions and traffic options should address the traffic issue. Conditions can be added to hold the school responsible for the way their students arrive and leave based on the chosen

conditions. It would be difficult to enforce, but the school can be held responsible if the actions are not adhered to.

Vice Chair Kuehne noted that the people were split on the issue. He also went to St. Peters and talked with the principal about the complaints that were filed and found that they were usually on the days that a school function occurred outside of school hours. He also said that he could not remember any accidents occurring around the school. The traffic flow seemed to flow well in the Allen Street and Lodi Avenue area.

MOTION / VOTE:

The Planning Commission, motion of Vice Chair Kuehne, Cummins second, to approve the amendment of section G at the 8<sup>th</sup> whereas to read that the total student population be 84 students and would reflect the appropriate dollar change.

In response to Commissioner Haugan, Mr. Hatch stated that amendments can be made and voted on before the main motion.

Commissioner Cummins commented that churches house schools all over the City and it has been a common practice for many years. He is in support of this project.

The motion carried by the following vote:

Ayes: Commissioners – Cummins, Haugan, Kiser, Kuehne, Moran, White, and  
Chair Heinitz

Noes: Commissioners – None

Abstain: Commissioners – None

MOTION / VOTE:

The Planning Commission, motion of Haugan, Kuehne second, to approve the amendment of Item J to include that the Vineyard Christian Middle School shall install additional features along Allen Drive to screen the school from the street. These features can include new fencing, shrubs, trees and any other items deemed appropriate by SPARC. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Haugan, Kiser, Kuehne, Moran, White, and  
Chair Heinitz

Noes: Commissioners – None

Abstain: Commissioners – None

In response to Commissioner Kiser, Mr. Hatch stated that the applicant must go to SPARC and the issue of the look and age of the portables can be handled there.

MOTION / VOTE:

The Planning Commission, motion of Kuehne, Cummins second, to approve the supplemental conditions numbers 1, 3, 4, 5, & 7 as provided. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Haugan, Kiser, Kuehne, Moran, White and  
Chair Heinitz

Noes: Commissioners – None

Abstain: Commissioners – None

MOTION / VOTE:

The Planning Commission, motion of Commissioner Cummins, Kuehne second, to approve the request for approval of a Use Permit to allow Vineyard Christian Middle School to operate a private 6<sup>th</sup>-8<sup>th</sup> grade school on the property (including the placement of portable buildings) at 2301 West Lodi Avenue subject to the conditions of the attached resolution as well as the additions of the supplemental conditions numbered 1, 3, 4, 5, & 7 as well as the amended Item G and Item J blended with supplemental condition number 6.

Commissioner Moran stated her opposition to items 5 and 6 of the resolution because she has not seen anything to show that the traffic will not have an adverse effect on the neighborhood. She also has an issue with the lack of parking spaces should the church decide to take on a variety of activities over and above the regular church services. She can not support this project.

Commissioner Haugan stated that he has been to the site and has not seen anything to show that the traffic will be an issue. He believes that this is a good use for the property. He would also like to see the trash set behind a screen and recycling bins used. He supports this project.

Chair Heinitz went out and looked to see how Zion Middle School cues their parents in for drop offs and pick ups and they are very diligent about taking their traffic completely off of Ham Lane and everything is done in their parking lot. They do have a bigger parking lot than this project, but he had no doubt that the Vineyard School will be just as diligent about getting the cars off of the street. The motion carried by the following vote:

Ayes: Commissioners – Cummins, Haugan, Kuehne, and Chair Heinitz

Noes: Commissioners – Kiser, Moran, and White

Abstain: Commissioners – None

4. PLANNING MATTERS

Staff received the proposals for the General Plan and the draft of the Zoning Ordinance.

Janice Magdich went over the policy passed by council, regarding outside of meeting communication; just letting everyone know if there has been any communication with anyone that directly relates to the issue at hand outside of this forum.

In response to Chair Heinitz, Ms. Magdich stated that it is always a good idea when obvious opposition is present to mention the appeal process.

In response to Commissioner Moran, Ms. Magdich stated that the disclosure of outside communication should come before starting the deliberation portion of the Public Hearing.

In response to Commissioner Cummins, Mr. Hatch stated that staff gives Commissioners all the City's rules and regulations (the facts), it is the Commissions job to interpret for the public in regards to the intangibles.(ie. Aesthetics)

5. ANNOUNCEMENTS AND CORRESPONDENCE

None

6. ACTIONS OF THE CITY COUNCIL

Randy Hatch reported that the Miller Ranch project received the approvals from Council. There were two conditions added to collect for any additional fees incurred by the outside consultant and extra planning time for additional review.

*Continued*

9. ART IN PUBLIC PLACES

None

10. COMMENTS BY THE PUBLIC

None

11. COMMENTS BY STAFF AND COMMISSIONERS

In response to Chair Heinitz, Mr. Hatch stated that the Blue Shield/Reynolds Ranch Project does have to go through a process starting with the Planning Commission. The City Council authorized staff to hire an outside consultant to try to sheppard it through as fast as it can get done. The site is in the General Plan as a planned residential reserve.

In response to Commissioner Moran, Peter Pirnejad, Planning Manager. stated that the scoping meeting for the Blue Shield/Reynolds Ranch EIR was last week and a presentation before the Planning Commission is scheduled for when the draft EIR has been prepared. The NOP runs through March 7, 2006.

12. ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 9:40 p.m.

ATTEST:

A handwritten signature in dark ink, appearing to read "Randy Hatch", written in a cursive style.

Randy Hatch  
Community Development Director





City of Lodi, Community Development, Planning Division.

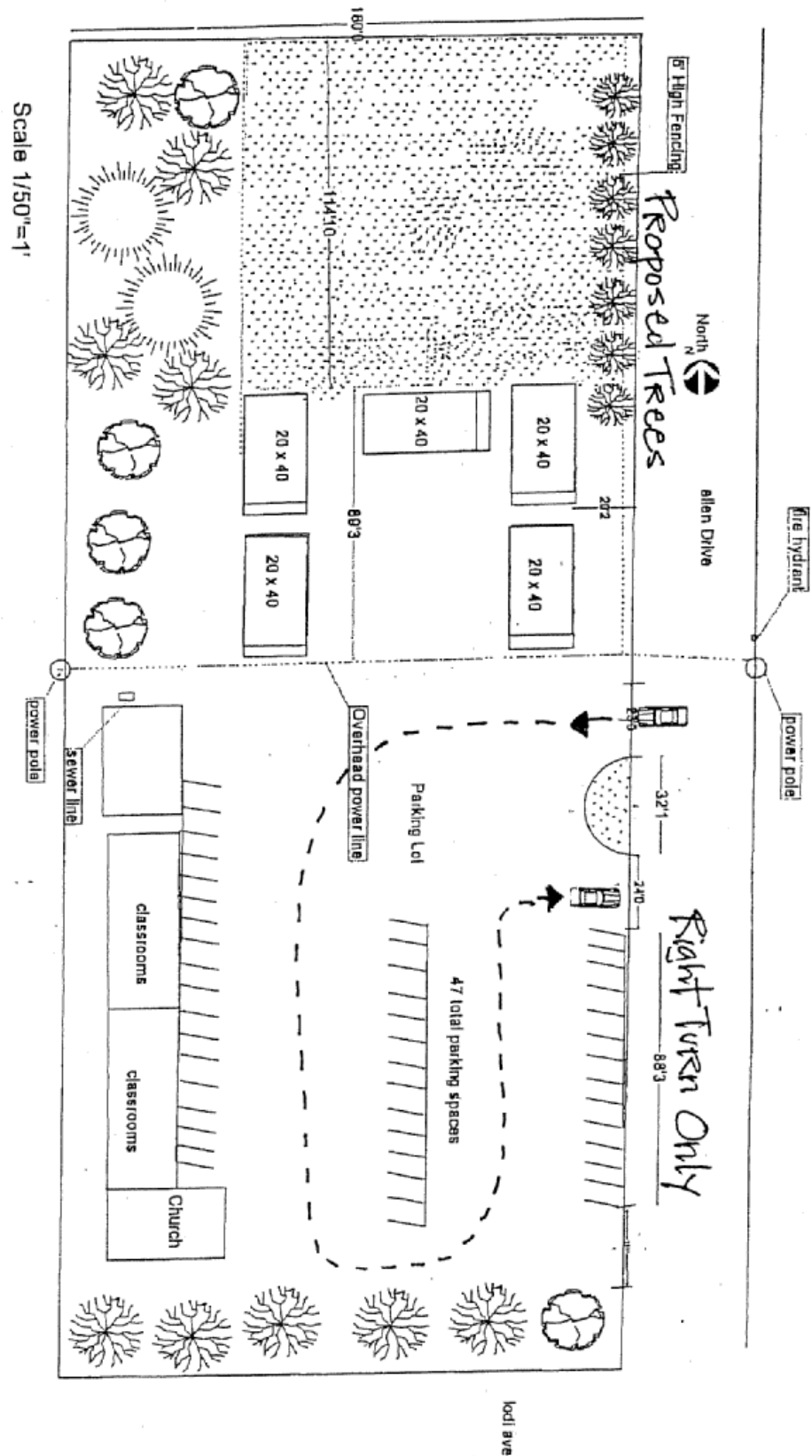


Exhibit B



RECEIVED

FEB 01 2006

January 30, 2006

City of Lodi Planning Commission  
Community Development Director  
P.O. Box 3006  
Lodi, California  
95241-1910

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

Chairman, Members of Lodi Planning Commission:

Reference is made to the pending public hearing to consider a Use Permit to allow the Vineyard Middle School to locate at the Lodi Avenue Baptist Church. I apologize that due to other conflicts we will not be able to attend the February 8, 2006 hearing to consider this item. However, we want to register our objection to this Use Permit being approved. While we have always enjoyed the Lodi Avenue Baptist Church as our neighbors, the location of a school on their property is wrong for several reasons.

First, placing the school in this location will no doubt require the location of more portable buildings on the property. As you have no doubt noticed during your on-site review of the property, it is not very deep which will mean the portables will be located in full view of residences in the area, not very pleasing aesthetically to say the least.

Secondly, there is the matter of increased traffic in the neighborhood. Assuming the enrollment is only 75 people, that's 150 extra vehicles in the neighborhood each day. We have lived in our house for 36 years and bought here originally because of the quiet neighborhood.

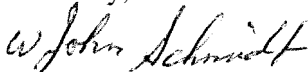
Thirdly, there is the issue of increased noise from the students attending the school. We're certainly not opposed to the students, but we bought next to a church, not a school. Lastly, there is the matter of increased trash that all schools seem to generate. Prevailing winds will bring it directly into our yard.

Having said the above, I question the decision to consider this request without requiring that an Environmental Impact Report be prepared to address the above issues, as well as those not mentioned. As a former Lodi Planning Commissioner I would not have considered this request without an EIR addressing all of the potential adverse impacts of the project to the community. How can you consider this permit as Exempt?

I would hope that you will consider very carefully what you are being asked to approve, consider what it will do to the local community, put yourself in our position and vote No.

Thank-You for hearing our concerns,

Sincerely,



W. John Schmidt  
2216 W. Walnut St.  
Lodi, Ca. 95242



Sandra M Schmidt  
2216 W. Walnut St.  
Lodi, Ca. 95242

February 2, 2006

Randy Hatch  
Community Development Director  
City of Lodi Planning Commission  
P.O. Box 3006  
Lodi, CA 95241-1910

RECEIVED  
FEB 03 2006  
COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

To: Director, Members of Lodi Planning Commission

Re: RESOLUTION #: P.C. 06-05  
We are expressing our opposition to the approval of a Use Permit, Vineyard Christian Middle School to locate on the property at 2301 West Lodi Ave.

Due to prior commitments, we are unable to attend the meeting on February 8, 2006.

We have lived at 2225 West Walnut Street (north-east corner of Walnut and Allen), which is across the street from the proposed school site, for 34 years. We have never had any problems with Lodi Avenue Baptist Church; however, to establish a school in this mostly residential area will present some problems.

1. More portable buildings on this property. It does not appear to be large enough to accommodate them and they would not present a good appearance in this residential area.
2. More noise will certainly surround us with the increase of cars and students. There may be even more trash for us to pick up as we try to keep our streets free of litter, which many of us do. We knew the church was here when we moved to our home, but never thought we would be living by a school. We certainly approve of students in a clean and good environment, but there must be a better local location for them.
3. The traffic in this area, on a two-lane street, will increase immensely, with the dropping off and picking up of students. We really wonder for the safety of the children. In times past we have had cars try to make the curve by our close park as fast as they can; even having them crash into neighbors yards and trees, and speeding so fast their cars have turned around in the middle of the street. How safe will it be?
4. Before you allow your approval of P.C. 06-05, please think of us living so close and crowded with traffic, and how a school located so near will affect us.

Please vote NO. We respect your careful consideration.

Sincerely,



O. Carlton Martin and Edna L. Martin  
2225 W. Walnut St.  
Lodi, CA 95242-3238

February 5, 2006

Randy Hatch  
Community Development Director  
P.O. Box 3006  
Lodi, CA 95241-1910

RECEIVED  
FEB 07 2006  
COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

RE: File # U-05-020 Lodi Avenue Baptist Church requesting  
a Use Permit to allow Vineyard Christian Middle School to  
locate a private school on the property at 2301 W. Lodi Ave.

We are **AGAINST** the approval of this Use Permit.

We have resided at 2225 Jackson Street ( N.E. corner of Jackson and Allen ) for nearly 17 years. The proposed area for the school is directly across from our bedroom window ( on Allen Drive side ). Obviously, when we bought our house the church was there, but we never anticipated a school being there too. If we had wanted to live across from a school, we would have bought a house across from a school. A while back, the church put a mobile home on the site that was only supposed to be temporary, however it remains there today.

As we understand it, they will move portable buildings to the site. This is mostly a residential neighborhood and we feel that the appearance of these portables will be degrading to the neighborhood. Let us mention again, that these will be located across from our bedroom window. We will not welcome the noise of cars, car doors slamming, loud talking of students, heating and air conditioning units on the portables and other noises that are associated with schools. Imagine this happening to you.

Allen Drive is a two-lane street. We all ready have a traffic problem. Speeding is the biggest problem. There is a private school located at Elm and Oxford and a lot of the parents that drop off their children drive up Oxford which loops around and becomes Allen Drive. Several times there have been crashes onto yards and into trees because of speeding.

Litter is also a concern. For several years, again across from our bedroom window, on the church property there has been a newspaper recycle bin and a trash dumpster. People have dumped at all hours - day and night. Even with these dumpsters, we are cleaning up litter that has blown into our yard from across the street. Obviously, the dumpsters will be relocated, but we will still have the potential of more trash and litter in the area.

We're sure that there are other locations more suitable for their school.  
We do not feel that our neighborhood is. We urge you to please vote **NO**.  
Thank you for your consideration.

Paul Taormina & Dana Ashbaugh  
2225 Jackson Street  
Lodi, CA 95242  
(209) 333-1800



February 7, 2006

Lodi Planning Commission  
City Hall, City of Lodi

Dear Commissioners,

I'm out of town and unable to speak personally before you tonight. Therefore I want to speak through this letter on behalf of the relocation of Vineyard Christian School.

Vineyard is a distinguished organization; Vineyard strives for the combination of educational excellence and the spiritual preparation of young people. Vineyard is all about preparing young people to be successful in life. From what I know, there is no middle-school educational experience better than Vineyard. It is important to have such an institution as it "raises the bar" of educational standards for other schools here in Lodi.

The faculty and board of directors at Vineyard are some of the most professional, caring and dedicated people in Lodi. The project as I understand it, places the school on the property of Lodi Avenue Baptist Church, just off Lodi Avenue. This combination is a winner for students and the city alike as it promotes cohesiveness and is positive for both organizations.

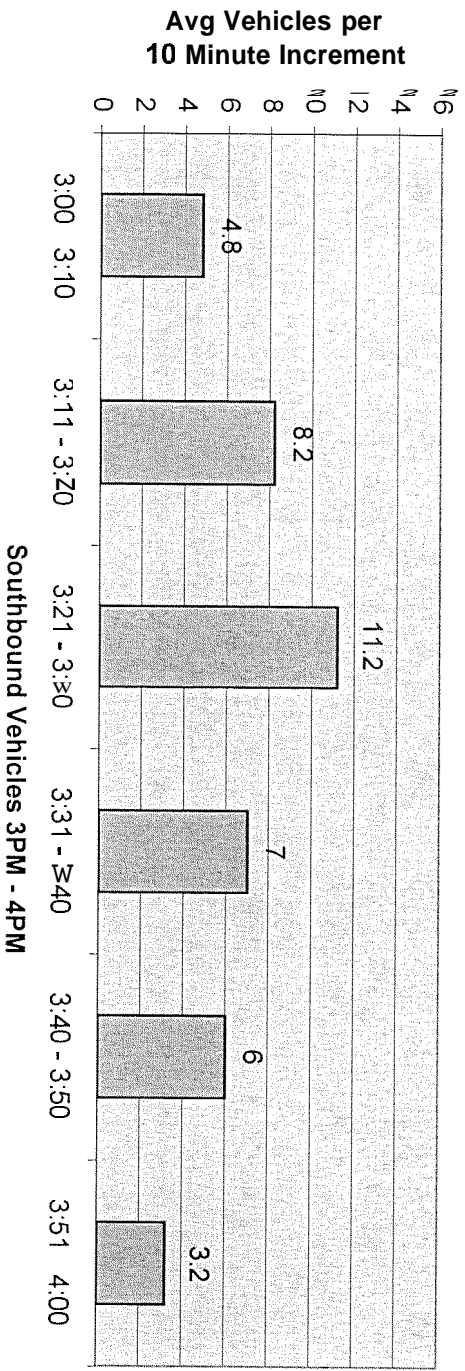
I wholeheartedly support this project and ask you to do the same tonight.

Sincerely,

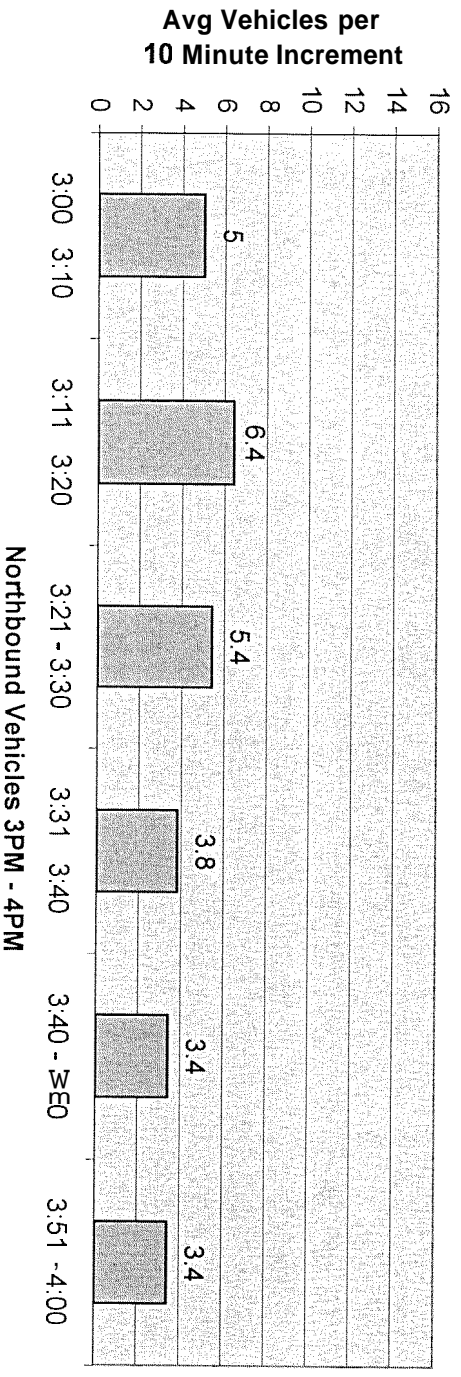
Pat Patrick  
President / CEO  
Lodi Chamber of Commerce

Study Period February 10 - February 16, 2006

**Avg Total Vehicles Traveling Southbound PM**  
**Between 3:00 PM - 4:00 PM : 40.4**  
**(or .67 vehicles per minute)**



**Avg Total Vehicles Traveling Northbound PM**  
**Between 3:00 PM - 4:00 PM : 27.4**  
**(or .45 vehicles per minute)**



# February 10th, 2006

8:00AM - 9:00AM

3:00PM - 4:00PM

Southbound to LODI AVE.

Northbound from LODI AVE.

Southbound to LODI AVE.

Northbound from LODI AVE.

#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR	#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR
1	Yes	8:07 AM	1	Yes	8:02 AM	1	1		3:04 PM	1		3:00 PM	1
2		8:08 AM	2		8:07 AM	2	2	Yes	3:04 PM	1	Yes	3:00 PM	1
3		8:09 AM	1		8:11 AM	1	3	Yes	3:05 PM	1		3:01 PM	1
4		8:09 AM	1		8:12 AM	1	4		3:06 PM	2		3:06 PM	1
5	Yes	8:10 AM	1		8:22 AM	2	5		3:10 PM	1		3:08 PM	1
6	Yes	8:13 AM	1		8:24 AM	2	6		3:11 PM	1		3:08 PM	3
7		8:14 AM	2		8:38 AM	1	7		3:12 PM	2		3:09 PM	2
8	Yes	8:15 AM	2		8:42 AM	1	8		3:14 PM	2		3:09 PM	1
9		8:15 AM	1	Yes	8:47 AM	2	9		3:15 PM	1		3:10 PM	1
10		8:16 AM	1		8:54 AM	2	10		3:15 PM	1	Yes	3:12 PM	1
11	Yes	8:16 AM	1	Yes	8:59 AM	1	11		3:16 PM	2		3:14 PM	1
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20		8:25 AM	1				20		3:24 PM	1	Yes	3:31 PM	3
21		8:26 AM	1				21		3:24 PM	2		3:34 PM	1
22		8:28 AM	1				22		3:25 PM	2		3:36 PM	1
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45		8:59 AM	1				45						
46		9:00 AM	1				46						
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# February 13th, 2006

**8:00AM - 9:00AM**

**3:00PM - 4:00PM**

Southbound to LODI AVE.

Northbound from LODI AVE.

Southbound to LODI AVE.

Northbound from LODI AVE.

#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR	#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR
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2	Yes	8:01 AM	1		8:07 AM	1	2		3:00 PM	1	Yes	3:05 PM	1
3		8:02 AM	1		8:08 AM	1	3		3:03 PM	1		3:09 PM	1
4		8:05 AM	1		8:14 AM	1	4	Yes	3:06 PM	1		3:10 PM	1
5		8:06 AM	1		8:15 AM	1	5	Yes	3:06 PM	1		3:13 PM	1
6		8:06 AM	1		8:15 AM	1	6	Yes	3:10 PM	1		3:14 PM	2
7		8:08 AM	1		8:19 AM	2	7	Yes	3:12 PM	1		3:15 PM	1
8	Yes	8:10 AM	3		8:23 AM	2	8		3:14 PM	1		3:16 PM	1
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10		8:12 AM	2		8:33 AM	1	10		3:16 PM	2	Yes	3:20 PM	2
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17		8:18 AM	1	Yes	8:54 AM	1	17		3:22 PM	1		3:31 PM	1
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19		8:19 AM	1				19		3:23 PM	3		3:35 PM	1
20		8:19 AM	1				20		3:24 PM	2		3:37 PM	2
21		8:20 AM	1				21		3:25 PM	2		3:42 PM	3
22		8:21 AM	1				22		3:25 PM	2		3:42 PM	1
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25	Yes	8:22 AM	1				25		3:27 PM	1		3:52 PM	1
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28		8:24 AM	1				28		3:31 PM	1		3:59 PM	2
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54	Yes	8:55 AM	1				54						
55		8:56 AM	1				55						
56	Yes	8:57 AM	1				56						
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# February 14th, 2006

**8:00AM - 9:00AM**

**3:00PM - 4:00PM**

**Southbound to LODI AVE.**

**Northbound from LODI AVE.**

**Southbound to LODI AVE.**

**Northbound from LODI AVE.**

#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR	#	NEIGHB	TIME	#IN CAR	NEIGHB	TIME	#IN CAR
1	Yes	8:00 AM	1	Yes	8:00 AM	1	1		3:00 PM	1		3:00 PM	1
2		8:01 AM	1	Yes	8:00 AM	1	2		3:06 PM	1	Yes	3:06 PM	1
3		8:02 AM	1	Yes	8:03 AM	1	3		3:07 PM	1		3:06 PM	1
4		8:03 AM	1	Yes	8:07 AM	2	4		3:08 PM	1		3:09 PM	2
5	Yes	8:03 AM	1	Yes	8:10 AM	1	5		3:08 PM	3		3:10 PM	1
6		8:04 AM	1		8:12 AM	1	6	Yes	3:10 PM	1		3:12 PM	1
7		8:05 AM	1		8:14 AM	2	7		3:14 PM	1	Yes	3:14 PM	1
8		8:05 AM	1	Yes	8:15 AM	2	8		3:16 PM	2		3:15 PM	1
9		8:06 AM	1		8:16 AM	2	9		3:16 PM	4		3:15 PM	1
10		8:06 AM	1		8:19 AM	1	10		3:17 PM	5		3:15 PM	1
11		8:07 AM	1		8:20 AM	1	11		3:18 PM	3		3:16 PM	1
12		8:08 AM	1		8:20 AM	1	12		3:22 PM	2	Yes	3:19 PM	2
13		8:10 AM	1	Yes	8:21 AM	1	13		3:22 PM	1		3:21 PM	1
14		8:11 AM	1	Yes	8:28 AM	1	14		3:22 PM	2		3:21 PM	2
15		8:11 AM	1		8:28 AM	1	15		3:22 PM	4		3:22 PM	1
16		8:13 AM	1		8:30 AM	1	16		3:23 PM	4		3:23 PM	1
17		8:14 AM	2	Yes	8:31 AM	1	17		3:23 PM	3	Yes	3:29 PM	1
18		8:15 AM	1		8:32 AM	1	18		3:25 PM	1		3:29 PM	1
19		8:15 AM	1	Yes	8:34 AM	1	19		3:25 PM	2		3:34 PM	1
20		8:15 AM	1	Yes	8:43 AM	1	20		3:25 PM	1		3:36 PM	3
21		8:16 AM	1	Yes	8:44 AM	1	21		3:29 PM	1		3:38 PM	1
22		8:16 AM	1	Yes	8:46 AM	1	22		3:29 PM	1		3:38 PM	1
23		8:17 AM	1	Yes	8:52 AM	1	23		3:30 PM	1	Yes	3:42 PM	1
24	Yes	8:18 AM	1		8:55 AM	1	24		3:32 PM	2		3:46 PM	1
25		8:18 AM	1		8:56 AM	1	25		3:35 PM	1		3:46 PM	1
26		8:21 AM	1				26		3:36 PM	1		3:47 PM	1
27		8:21 AM	2				27		3:38 PM	1		3:51 PM	1
28		8:21 AM	1				28		3:42 PM	1		3:54 PM	1
29	Yes	8:23 AM	2				29		3:43 PM	1		3:59 PM	2
30		8:25 AM	1				30		3:44 PM	2		3:59 PM	1
31		8:25 AM	1				31		3:44 PM	1			
32		8:25 AM	2				32		3:45 PM	1			
33		8:25 AM	1				33		3:47 PM	2			
34		8:26 AM	1				34		3:50 PM	1			
35		8:27 AM	1				35		3:53 PM	2			
36		8:27 AM	1				36	Yes	3:55 AM	1			
37	Yes	8:28 AM	1				37		3:56 PM	1			
38	Yes	8:28 AM	1				38	Yes	3:59 PM	1			
39		8:29 AM	1				39		3:59 PM	1			
40		8:29 AM	1				40						
41		8:29 AM	1				41						
42		8:36 AM	1				42						
43		8:39 AM	1				43						
44		8:40 AM	2				44						
45	Yes	8:40 AM	1				45						
46		8:40 AM	1				46						
47		8:45 AM	1				47						
48		8:47 AM	2				48						
49	Yes	8:48 AM	1				49						
50		8:59 AM	1				50						
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# February 15th, 2006

8:00AM - 9:00AM

3:00PM - 4:00PM

Southbound to LODI AVE.

Northbound from LODI AVE.

Southbound to LODI AVE.

Northbound from LODI AVE.

#	NEIGHB	TIME	# IN CAR	NEIGHB	TIME	# IN CAR	#	NEIGHB	TIME	# IN CAR	NEIGHB	TIME	# IN CAR
1		8:00 AM	1		8:01 AM	1	1		3:02 PM	1		3:09 PM	1
2		8:00 AM	1		8:03 AM	1	2		3:02 PM	1		3:13 PM	1
3		8:03 AM	1		8:06 AM	1	3	Yes	3:06 PM	1		3:15 PM	1
4		8:04 AM	1		8:07 AM	1	4		3:07 PM	1	Yes	3:17 PM	2
5		8:04 AM	1	Yes	8:11 AM	1	5		3:08 PM	3	Yes	3:19 PM	1
6		8:05 AM	2		8:16 AM	2	6	Yes	3:08 PM	1	Yes	3:21 PM	2
7		8:06 AM	1		8:17 AM	1	7	Yes	3:12 PM	1		3:21 PM	1
8		8:07 AM	1		8:20 AM	1	8		3:12 PM	1		3:24 PM	1
9		8:08 AM	2		8:21 AM	1	9		3:12 PM	1	Yes	3:25 PM	1
10		8:08 AM	1		8:23 AM	2	10		3:13 PM	1	Yes	3:29 PM	1
11		8:09 AM	2		8:28 AM	1	11		3:15 PM	2	Yes	3:38 PM	2
12		8:11 AM	1		8:29 AM	2	12	Yes	3:16 PM	1		3:38 PM	1
13		8:11 AM	1		8:32 AM	1	13		3:17 PM	1		3:40 PM	2
14		8:11 AM	1		8:35 AM	1	14	Yes	3:19 PM	2	Yes	3:42 PM	1
15		8:13 AM	1		8:37 AM	1	15		3:19 PM	1	Yes	3:43 PM	1
16		8:13 AM	2		8:39 AM	1	16		3:20 PM	2	Yes	3:45 PM	1
17		8:15 AM	2		8:40 AM	1	17		3:20 PM	2		3:47 PM	2
18		8:15 AM	1		8:49 AM	2	18		3:20 PM	2		3:49 PM	1
19		8:16 AM	1		8:49 AM	1	19	Yes	3:22 PM	1		3:52 PM	1
20		8:18 AM	1	Yes	8:57 AM	1	20		3:22 PM	1		3:56 PM	1
21		8:19 AM	1				21		3:23 PM	1		3:58 PM	1
22		8:19 AM	2				22		3:23 PM	2			
23		8:20 AM	1				23		3:24 PM	2			
24		8:20 AM	1				24		3:24 PM	2			
25		8:20 AM	1				25		3:26 PM	2			
26		8:22 AM	1				26	Yes	3:27 PM	4			
27		8:24 AM	1				27		3:27 PM	3			
28		8:24 AM	1				28		3:27 PM	1			
29		8:24 AM	1				29		3:30 PM	2			
30		8:25 AM	2				30		3:32 PM	1			
31		8:25 AM	1				31		3:33 PM	2			
32		8:28 AM	1				32	Yes	3:35 PM	1			
33		8:28 AM	1				33		3:37 PM	3			
34		8:28 AM	2				34		3:38 PM	1			
35		8:29 AM	1				35		3:40 PM	1			
36		8:37 AM	1				36		3:41 PM	2			
37		8:37 AM	1				37		3:45 PM	2			
38		8:38 AM	1				38		3:45 PM	1			
39		8:38 AM	2				39		3:46 PM	1			
40		8:41 AM	2				40		3:48 PM	1			
41		8:41 AM	1				41		3:48 PM	1			
42	Yes	8:42 AM	2				42		3:49 PM	2			
43		8:43 AM	1				43	Yes	3:52 PM	1			
44		8:44 AM	1				44	Yes	3:56 PM	1			
45		8:44 AM	2				45						
46		8:47 AM	1				46						
47		8:51 AM	1				47						
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# February 16th, 2006

8:00AM - 9:00AM

3:00PM - 4:00PM

Southbound to LODI AVE.

Northbound from LODI AVE.

Southbound to LODI AVE.

Northbound from LODI AVE.

#	NEIGHB	TIME	# IN CAR	#	NEIGHB	TIME	# IN CAR	#	NEIGHB	TIME	# IN CAR	#	NEIGHB	TIME	# IN CAR
1	Yes	8:01 AM	1			8:00 AM	1	1	Yes	3:07 PM	2			3:02 PM	1
2		8:03 AM	1		Yes	8:04 AM	2	2		3:13 PM	1			3:03 PM	1
3	Yes	8:03 AM	1		Yes	8:05 AM	1	3		3:17 PM	2			3:06 PM	1
4		8:04 AM	1			8:08 AM	1	4		3:17 PM	2			3:06 PM	1
5		8:05 AM	3			8:08 AM	1	5		3:19 PM	1			3:08 PM	2
6		8:06 AM	2		Yes	8:09 AM	1	6		3:20 PM	2			3:10 PM	2
7		8:06 AM	1		Yes	8:09 AM	2	7		3:21 PM	3			3:11 PM	1
8		8:07 AM	1		Yes	8:10 AM	1	8		3:22 PM	1			3:14 PM	1
9		8:08 AM	1			8:10 AM	1	9		3:22 PM	2			3:15 PM	1
10		8:08 AM	1			8:13 AM	1	10		3:25 PM	2		Yes	3:15 PM	1
11		8:10 AM	1			8:17 AM	1	11		3:26 PM	2		Yes	3:17 PM	1
12		8:10 AM	1			8:20 AM	2	12		3:27 PM	1			3:19 PM	1
13		8:11 AM	1		Yes	8:23 AM	1	13		3:28 PM	2			3:20 PM	1
14		8:12 AM	1		Yes	8:27 AM	1	14		3:29 PM	2			3:20 PM	1
15		8:12 AM	1			8:28 AM	1	15		3:30 PM	2			3:21 PM	1
16		8:13 AM	1		Yes	8:41 AM	1	16		3:34 PM	1			3:22 PM	1
17		8:13 AM	2		Yes	8:42 AM	2	17		3:34 PM	2			3:24 PM	1
18		8:14 AM	1			8:42 AM	1	18		3:35 PM	2		Yes	3:24 PM	1
19		8:14 AM	1		Yes	8:43 AM	1	19		3:38 PM	1			3:24 PM	1
20	Yes	8:14 AM	1		Yes	8:49 AM	1	20	Yes	3:38 PM	1			3:25 PM	1
21		8:15 AM	1			8:51 AM	1	21		3:39 PM	1			3:26 PM	2
22		8:16 AM	1		Yes	8:52 AM	1	22		3:43 PM	2			3:31 PM	1
23		8:16 AM	1			8:55 AM	1	23		3:45 PM	2		Yes	3:42 PM	1
24		8:17 AM	2					24		3:46 PM	1			3:45 PM	1
25		8:18 AM	1					25		3:48 PM	2		Yes	3:48 PM	1
26	Yes	8:18 AM	2					26		3:49 PM	1			3:54 PM	1
27		8:18 AM	1					27		3:51 PM	2		Yes	3:54 PM	2
28		8:19 AM	1					28		3:57 PM	1		Yes	3:56 PM	1
29		8:19 AM	1					29		3:58 PM	1				
30		8:19 AM	1					30							
31	Yes	8:20 AM	1					31							
32		8:22 AM	1					32							
33		8:24 AM	1					33							
34		8:24 AM	1					34							
35		8:26 AM	1					35							
36		8:26 AM	1					36							
37		8:27 AM	1					37							
38		8:28 AM	1					38							
39		8:28 AM	2					39							
40	Yes	8:31 AM	1					40							
41	Yes	8:31 AM	1					41							
42		8:32 AM	2					42							
43		8:32 AM	2					43							
44		8:35 AM	1					44							
45	Yes	8:35 AM	1					45							
46		8:36 AM	1					46							
47	Yes	8:38 AM	1					47							
48		8:39 AM	1					48							
49		8:46 AM	2					49							
50		8:46 AM	1					50							
51	Yes	8:47 AM	1					51							
52		8:49 AM	1					52							
53	Yes	8:49 AM	1					53							
54		8:50 AM	1					54							
55		8:51 AM	1					55							
56		8:52 AM	1					56							
57		8:53 AM	1					57							
58		8:54 AM	1					58							
59		8:59 AM	1					59							
60								60							

**RECEIVED**

February 22, 2006

FEB 22 2006

COMMUNITY DEVELOPMENT DEPT  
CITY OF LODI

To: Lodi Planning Commission

We are opposed to the Use Permit allowing Vineyard Christian Middle School to locate at 2301 W. Lodi Avenue (corner of Lodi Avenue and Allen Drive).

We are submitting petitions signed by the residents of the surrounding neighborhood opposing the proposed school due to an increase in traffic and noise. We feel that the proposed site is not large enough to accommodate a middle school.

Thank you for your consideration in this matter.

Sincerely,

The Residents of:  
W. Jackson Street  
W. Walnut Street  
Capell Street  
Benson Drive  
W. Pine Street  
Allen Drive

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE **SCHOOL** ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT

NAME: Janice Pinkham  
SIGNATURE: Janice Pinkham  
DATE: 2-14-06  
ADDRESS: 2140 Capell Dr.  
Lodi, Ca 95242

Members -  
of Lodi  
Baptist Church

NAME: Elbert Pinkham  
SIGNATURE: Elbert Pinkham  
DATE: 2-14-06  
ADDRESS: 2140 Capell Dr.  
Lodi Ca. 95242

NAME: Michele Borges  
SIGNATURE: Michele Borges  
DATE: 2/15/06  
ADDRESS: 2124 Jackson St.  
Lodi CA 95242

NAME: Mark Borges  
SIGNATURE: Mark Borges  
DATE: 2-15-06  
ADDRESS: 2124 Jackson St.  
Lodi, CA 95242

NAME: Daniel Ross  
SIGNATURE: Daniel Ross  
DATE: 2-15-06  
ADDRESS: 2201 Jackson St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT

NAME: VERNON BAUER  
SIGNATURE: Vernon Bauer  
DATE: 2-11-06  
ADDRESS: 2140 W. Walnut

NAME: Karen Goss  
SIGNATURE: Karen Goss  
DATE: 2-11-06  
ADDRESS: 2224 W. Walnut St

NAME: Linda L. Martin  
SIGNATURE: 2225 W. Walnut  
DATE: 2-11-06  
ADDRESS: 2225 W. W.C.  
LINDA L. MARTIN

NAME: Carlton Martin  
SIGNATURE: Carlton Martin  
DATE: 2-11-06  
ADDRESS: 2225 W. Walnut St  
Lodi, CA 95212

NAME: LINDA W. REICHERT  
SIGNATURE: Linda W. Reichert  
DATE: 2-11-2006  
ADDRESS: 2219 W. Walnut St  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT

NAME: W. JOHN SCHMIDT  
SIGNATURE: W. John Schmidt  
DATE: 2/9/06  
ADDRESS: 2216 W. WALNUT ST  
Lodi CA. 95242

NAME: Sandra M. Schmidt  
SIGNATURE: Sandra M. Schmidt  
DATE: 2/9/06  
ADDRESS: 2216 W. Walnut St.  
Lodi, CA 95242

NAME: Elizabeth A. Weatherman  
SIGNATURE: Elizabeth A. Weatherman  
DATE: 2-10-06  
ADDRESS: 2216 Jackson St  
Lodi, Ca 95242

NAME: Julian G. Weatherman  
SIGNATURE: Julian G. Weatherman  
DATE: 2-10-06  
ADDRESS: 2216 Jackson St  
Lodi Ca 95242

NAME: Nina Nunez  
SIGNATURE: Nina M. Nunez  
DATE: 02/10/06  
ADDRESS: 2209 Jackson St  
Lodi CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT,

NAME: Bob Healy  
SIGNATURE: [Signature]  
DATE: 2-15-06  
ADDRESS: 2149 Jackson  
Lodi, CA 95242

NAME: Paula Peterson  
SIGNATURE: Paula Peterson  
DATE: 2/10/06  
ADDRESS: 2224 Jackson St  
Lodi, CA 95242

NAME: Robert Peterson  
SIGNATURE: Robert Peterson  
DATE: 2-10-06  
ADDRESS: 2224 Jackson St  
Lodi, CA 95242

NAME: Dana Ashbaugh  
SIGNATURE: Dana Ashbaugh  
DATE: 2-11-06  
ADDRESS: 2225 Jackson St.  
Lodi, CA 95242

NAME: Allison Richert  
SIGNATURE: Allison Richert  
DATE: 2/11/06  
ADDRESS: 2219 W. Walnut St.  
Lodi, CA 95242



TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Collette Corell  
SIGNATURE: Collette Corell  
DATE: 2/11/06  
ADDRESS: 2215 W. Walnut  
Lodi CA 95242

NAME: PATRICIA F PAULE  
SIGNATURE: Patricia F Paule  
DATE: 2-11-06  
ADDRESS: 2101 W. Walnut St  
Lodi Ca 95242

NAME: LOREN G PAULE  
SIGNATURE: Loren G Paule  
DATE: 2-11-06  
ADDRESS: 2101 W. WALNUT ST.  
LODI CA 95242

NAME: Joe McGrath  
SIGNATURE: Joe McGrath  
DATE: 02/11/06  
ADDRESS: 2119 W. Walnut St  
Lodi CA 95242

NAME: Barbara Hiers  
SIGNATURE: Barbara Hiers  
DATE: 2-11-06  
ADDRESS: 2132 W. Walnut  
Lodi, Ca. 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Emil Koepplin  
SIGNATURE: ~~Emil Koepplin~~ Emil Koepplin  
DATE: 2-10-06  
ADDRESS: 2219 Jackson St  
Lodi CA 95242

NAME: ANNA KOEPPLIN  
SIGNATURE: Anna Koepplin  
DATE: 2-10-06  
ADDRESS: 2219 Jackson St  
Lodi CA 95242

NAME: Sam Peterson  
SIGNATURE: Sam Peterson  
DATE: 2/10/06  
ADDRESS: 2215 Jackson St.  
Lodi, CA 95242

NAME: Erik Peterson  
SIGNATURE: Erik J Peterson  
DATE: 2/10/06  
ADDRESS: 2215 Jackson St.  
Lodi, CA 95242

NAME: Jackie Healy  
SIGNATURE: Jackie Healy  
DATE: 2/10/06  
ADDRESS: 2140 Jackson St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: James Reimer  
SIGNATURE: James Reimer  
DATE: 2/11/06  
ADDRESS: 2219 W. Walnut St  
Lodi, CA

NAME: Jo White  
SIGNATURE: Jo White  
DATE: 2-11-06  
ADDRESS: 2141 Jackson  
LODI CA 95242

NAME: Brenda Wright  
SIGNATURE: Brenda Wright  
DATE: 2-11-06  
ADDRESS: 2125 Jackson St.  
Lodi, Ca. 95242

NAME: DAVID WRIGHT  
SIGNATURE: David Wright  
DATE: 2-11-06  
ADDRESS: 2125 JACKSON ST.  
LODI CA 95242

NAME: CHARLES AHR  
SIGNATURE: Charles Ahr  
DATE: 2-11-06  
ADDRESS: 241 BENSON

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Anne Morken  
SIGNATURE: [Signature]  
DATE: 2/19/06  
ADDRESS: 2224 Capell Drive  
Lodi, CA 95242

NAME: TREACY M. DORTH  
SIGNATURE: [Signature]  
DATE: 02/19/06  
ADDRESS: 2225 CAPELL DR.,  
LODI, CA 95242

NAME: DANIEL P. DORTH  
SIGNATURE: [Signature]  
DATE: 2/19/06  
ADDRESS: 2225 CAPELL DR.,  
LODI, CA 95242

NAME: Robin Daniels  
SIGNATURE: [Signature]  
DATE: 2/20/06  
ADDRESS: 2124 West Walnut Street  
Lodi, CA 95242

NAME: CRAIG DANIELS  
SIGNATURE: [Signature]  
DATE: 2/20/06  
ADDRESS: 2124 WEST WALNUT  
LODI CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Roseanna Ahr  
SIGNATURE: Roseanna Ahr  
DATE: 2-11-06  
ADDRESS: 241 Benson Dr  
Lodi, CA 95242

NAME: Shelly Schatz  
SIGNATURE: Shelly Schatz  
DATE: 2-11-06  
ADDRESS: 2132 W. Jackson St.  
Lodi CA 95242

NAME: Glen Schatz  
SIGNATURE: Glen Schatz  
DATE: 2-11-06  
ADDRESS: 2132 W. Jackson  
Lodi, CA 95242

NAME: Chris Johnson  
SIGNATURE: Chris Johnson  
DATE: 2-11-06  
ADDRESS: 2200 Jackson St.  
Lodi CA 95242

NAME: DAVE JOHNSON  
SIGNATURE: Dave Johnson  
DATE: 2-11-06  
ADDRESS: 2200 Jackson St.  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Angela Goren  
SIGNATURE: Angela Goren  
DATE: Feb 11, 2006  
ADDRESS: 131 Benson Dr. Lodi CA 95242

NAME: Mike Goren  
SIGNATURE: Mike Goren  
DATE: 2-11-06  
ADDRESS: 131 BENSON DR Lodi CA 95242

NAME: Paul Jaramila  
SIGNATURE: Paul Jaramila  
DATE: 2-11-06  
ADDRESS: 2225 JACKSON  
LODI CA 95242

NAME: Michelle McGrath Surgert  
SIGNATURE: Michelle McGrath Surgert  
DATE: 2-11-06  
ADDRESS: 2114 W Walnut St  
Lodi CA 95242

NAME: Sandy Albertson  
SIGNATURE: Sandy Albertson  
DATE: 2/11/06  
ADDRESS: 2133 W. Walnut St  
Lodi Ca 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: DEREK ALBERTSON  
SIGNATURE: Derek Albertson  
DATE: 2-11-06  
ADDRESS: 2133 W. WALNUT LODI 95242

NAME: Ruth Smida  
SIGNATURE: 2125 W. WALNUT  
DATE: Lodi CA 95242  
ADDRESS: 2/14/06  
Ruth A. Smida

NAME: JOHN A JUST  
SIGNATURE: John A. Just  
DATE: 2-14-06  
ADDRESS: 2124 Capeell Dr.  
Lodi

NAME: Keray Dunnington  
SIGNATURE: Keray Dunnington  
DATE: 2-14-06  
ADDRESS: 2125 Capeell Drive  
Lodi

NAME: ALMA MASIC  
SIGNATURE: Alma Masic  
DATE: 2-14-06  
ADDRESS: 2133 W. CAPELL DR  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL **ON** THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Dolores L. HANSON  
SIGNATURE: Dolores L. Hanson  
DATE: 11 Feb 2006  
ADDRESS: 2208 JACKSON ST.  
LODI, CA 95242

NAME: KALIE BOSS  
SIGNATURE: [Signature]  
DATE: 2-15-06  
ADDRESS: 7201 Jackson St.  
Lodi CA 95242

NAME: Mary Nell Colbert  
SIGNATURE: 2133 Jackson Street - Lodi  
DATE: February 15, 2006  
ADDRESS: Mary Colbert

NAME: Donald R Colbert  
SIGNATURE: Donald R Colbert  
DATE: 2/15/06  
ADDRESS: 2133 JACKSON ST.  
Lodi-CA 95242

NAME: Shirley MacLaughlin  
SIGNATURE: Shirley MacLaughlin  
DATE: 2-19-06  
ADDRESS: 2115 Jackson Street  
Lodi, CA 95242



TO. LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: CRIS CLARKE  
SIGNATURE: Cris Clarke  
DATE: 2/19/06  
ADDRESS: 2101 JACKSON ST.  
LODI, CA 95242

NAME: LINDA ENGRAU-CLARKE  
SIGNATURE: Linda Engrau-Clarke  
DATE: 2/19/06  
ADDRESS: 2101 JACKSON ST.  
LODI, CA 95242

NAME: YOSHIKO D. TAKAO  
SIGNATURE: Yoshiko D. Takao  
DATE: 2/19/06  
ADDRESS: 2115 W. WALNUT ST.  
LODI, CA 95242

NAME: NICHOLAS W. BETTENCOURT  
SIGNATURE: Nicholas W. Bettencourt  
DATE: 2/19/2006  
ADDRESS: 2114 JACKSON ST.  
LODI, CA 95242

NAME: KAREN BETTENCOURT  
SIGNATURE: Karen Bettencourt  
DATE: 2/19/06  
ADDRESS: 2114 JACKSON ST  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Sharon Davis  
SIGNATURE: Sharon Davis  
DATE: 2/19/06  
ADDRESS: 2200 Capell Dr.  
Lodi CA 95242

NAME: Pamela T. Matlock  
SIGNATURE: Pamela T. Matlock  
DATE: 2/20/05  
ADDRESS: 2215 W. Capell Dr.  
Lodi, CA 95242

NAME: Tracy Garcia  
SIGNATURE: Tracy Garcia  
DATE: 2-20-06  
ADDRESS: 106 Allen Dr.  
Lodi, Ca. 95242

NAME: Arnoldy Garcia  
SIGNATURE: Arnoldy Garcia  
DATE: 2-20-06  
ADDRESS: 106 Allen Dr  
Lodi, Ca. 95242

NAME: Dawn Hammons  
SIGNATURE: Dawn Hammons  
DATE: 2-20-06  
ADDRESS: 1005 Allen Dr  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT,

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Bryan Rogers  
Bryan Rogers  
2/13/06  
115 Benson Dr.  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Tina Rogers  
Tina Rogers  
2/13/06  
115 Benson Dr.  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

NANCY WEIBLE  
Nancy Weible  
2-14-06  
2200 W. Walnut St.  
Lodi, Calif 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

DAVE BISACCAT  
Dave Bisaccat  
2/14/06  
2201 W WALNUT

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

L & VERNÉ SMIDA  
2125 W WALNUT  
LODI CA.  
2/14/06  
L & Verné

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: DOUGLAS HAUSER  
SIGNATURE: Douglas Hauser  
DATE: 2-20-06  
ADDRESS: 14 BENSON DR.

NAME: Charlene Bess  
SIGNATURE: Charlene Bess  
DATE: 2-20-06  
ADDRESS: 106 Benson Dr.

NAME: LISA TLIFF  
SIGNATURE: Lisa Tliff  
DATE: 2/20/06  
ADDRESS: 114 Benson Drive

NAME: Don Bettencourt  
SIGNATURE: Don Bettencourt  
DATE: 2/20/06  
ADDRESS: 2101 Capell ST.  
Lodi, CA. 95242

NAME: Ray Davis  
SIGNATURE: Ray Davis  
DATE: 2/20/06  
ADDRESS: 134 BENSON DRIVE  
Lodi, Ca 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. (FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Janet DAVIS  
SIGNATURE: Janet Davis  
DATE: 2/20/06  
ADDRESS: 136 Benson Dr.  
Lodi CA 95242

NAME: Robert Martinez  
SIGNATURE: Robert Martinez  
DATE: 2-21-06  
ADDRESS: 140 Benson Dr  
Lodi ca 95242

NAME: John Stellatino  
SIGNATURE: John Stellatino  
DATE: 2-21-06  
ADDRESS: 130 Benson

NAME: JOSEPH OLIPHANT + Mrs  
SIGNATURE: Joseph Oliphant  
DATE: 2-21-06  
ADDRESS: 200 Benson Drive  
Lodi

NAME: WAYNE & DENISE LOCKMILLER  
SIGNATURE: Denise Lockmiller  
DATE: 2/21/06  
ADDRESS: 2106 W. PINE ST LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Carla Hilton  
SIGNATURE: Carla Hilton  
DATE: 2-20-06  
ADDRESS: 2216 Capall Drive  
Lodi Ca 95242

NAME: May DeJong  
SIGNATURE: May DeJong  
DATE: 2-21-06  
ADDRESS: 107 Benson Dr.  
Lodi, Ca. 95242

NAME: Harold Williams  
SIGNATURE: Harold Williams  
DATE: 2-21-06  
ADDRESS: 107 BENSON DR

NAME: Gilbert ~~W~~ Wood  
SIGNATURE: Gilbert Wood  
DATE: 2/21/06  
ADDRESS: 15 Benson Dr  
Lodi, Calif

NAME: DAN CASTELANELLI  
SIGNATURE: Dan Castelanelli  
DATE: 2/21/06  
ADDRESS: 101 BENSON DR.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Kenia Buus  
SIGNATURE: [Signature]  
DATE: 2-20-06  
ADDRESS: 2144 W. Pine St.  
Lodi, CA 95242

NAME: BRIDGET JYONO  
SIGNATURE: Bridget M. Jyono  
DATE: 2-20-06  
ADDRESS: 2145 W. PINE ST  
LODI, CA 95242

NAME: BOB S. JYONO  
SIGNATURE: [Signature]  
DATE: 2-20-06  
ADDRESS: 2145 W. PINE ST  
LODI, CA 95242

NAME: MR. & MRS. GABRIEL  
SIGNATURE: [Signature]  
DATE: 2-20-06  
ADDRESS: 2126 W. PINE ST.  
LODI, CA 95242

NAME: Pat McDonald  
SIGNATURE: Pat McDonald  
DATE: 2-20-06  
ADDRESS: 2125 W. Pine St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Edward Ojeda  
SIGNATURE: Edward Ojeda  
DATE: FEB. 20, 2006  
ADDRESS: 2120 W. PINE ST.  
LODI, CA 95242

NAME: Katie Riedinger  
SIGNATURE: Katie Riedinger  
DATE: 2-20-06  
ADDRESS: 2114 W. Pine St  
LODI, CA 95242

NAME: Tim Robbins  
SIGNATURE: Tim Robbins  
DATE: 2-20-06  
ADDRESS: 2115 W Pine Lodi CA. 95242

NAME: Cathy Barnes  
SIGNATURE: Cathy Barnes  
DATE: 2-20-06  
ADDRESS: 2039 W. Pine St  
Lodi, Ca 95242

NAME: Theodore Kachys  
SIGNATURE: Theodore Kachys  
DATE: 2/20/06  
ADDRESS: 2033 W. Pine St.  
Lodi, CA. 95242



TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Thomas J Orozco  
SIGNATURE: Thomas J Orozco  
DATE: 2-20-06  
ADDRESS: 2114 Capell Dr 95242

NAME: Thomas Orozco  
SIGNATURE: Thomas Orozco  
DATE: 2-20-06  
ADDRESS: 14 Capell Dr 95242

NAME: Brenda Orozco  
SIGNATURE: Brenda Orozco  
DATE: 02-20-06  
ADDRESS: 2114 Capell Dr.  
Lodi, CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Darlene K. Castellanelli  
SIGNATURE: *Darlene K. Castellanelli*  
DATE: 2-21-06  
ADDRESS: 101 Benson drive  
Lodi, CA 95242

NAME: Gobbie BRANDT  
SIGNATURE: *Gobbie Brandt*  
DATE: 2/21/06  
ADDRESS: Lodi CA

NAME: Linda Bianchi  
SIGNATURE: *Linda Bianchi*  
DATE: 2-21-06  
ADDRESS: 2121 W. Pine St.  
Lodi CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: \_\_\_\_\_  
SIGNATURE: Sharon HASENFUS  
DATE: 2/20/06  
ADDRESS: 2208 Capell Dr.  
Lodi, CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: Charles HASENFUS  
DATE: 2/20/06  
ADDRESS: 2208 Capell Dr.  
Lodi, Calif. 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: \_\_\_\_\_  
SIGNATURE: Walter A. Acosta  
DATE: 2/20/06  
ADDRESS: 2267 Caprice  
Lodi CA

NAME: \_\_\_\_\_  
SIGNATURE: Wayne Lockmiller  
DATE: FEB 21, 2006  
ADDRESS: 2106 W Pine St  
Lodi Ca 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

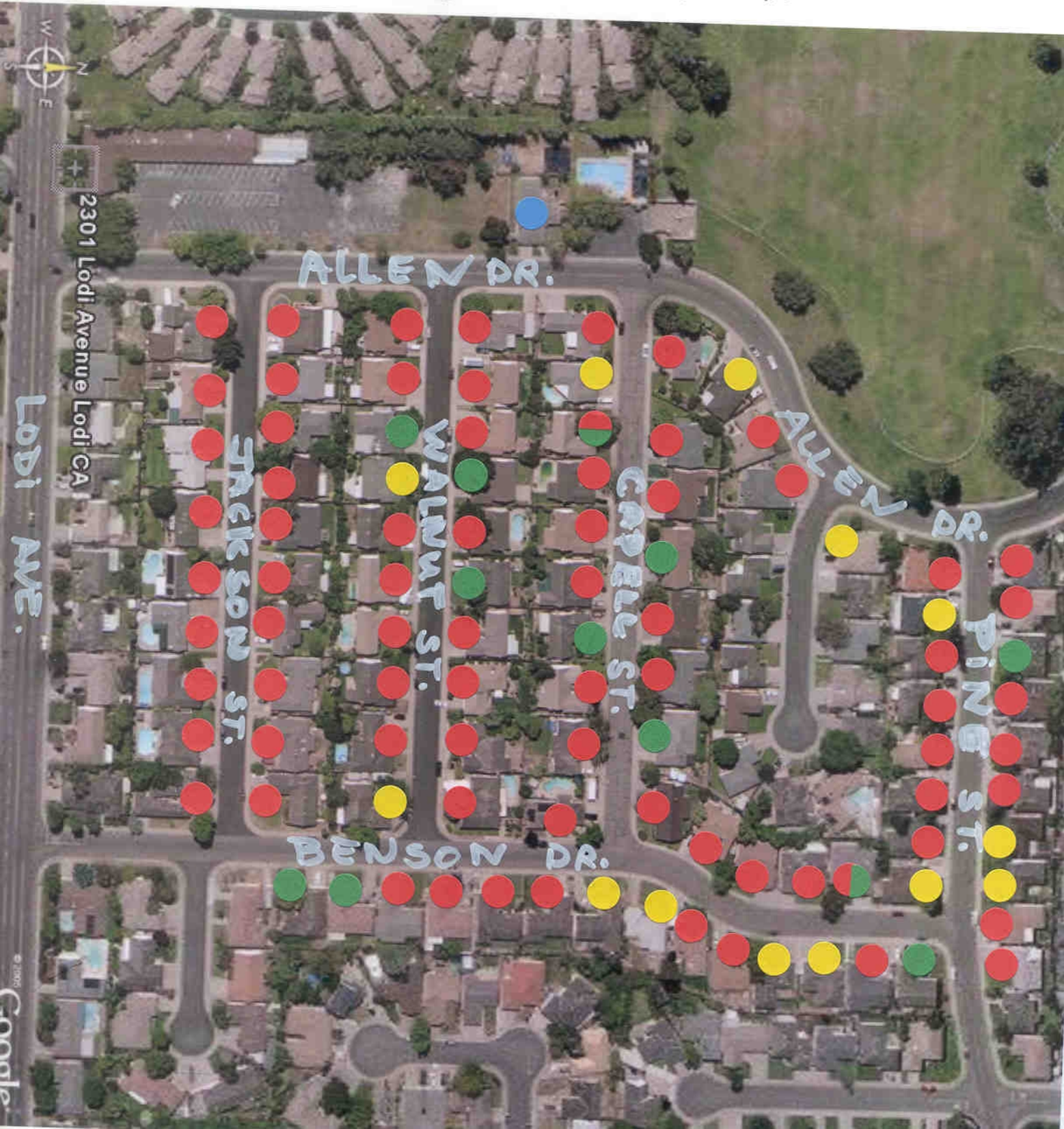
72 ● OPPOSED

13 ● UNABLE TO CONTACT

10 ● NEUTRAL

2 ● 1 OPPOSED - 1 NEUTRAL

1 ● APPROVES



February 26, 2006

Council Member John Beckman  
Lodi City Council  
C/O City Clerks Office  
P.O. Box 3006  
Lodi, 95241-1941

<input checked="" type="checkbox"/> CC	<input type="checkbox"/> HR
<input checked="" type="checkbox"/> CM	<input type="checkbox"/> IS
<input checked="" type="checkbox"/> CA	<input type="checkbox"/> LIB
<input checked="" type="checkbox"/> CD	<input type="checkbox"/> PR
<input type="checkbox"/> EUD	<input type="checkbox"/> PD
<input type="checkbox"/> FIN	<input type="checkbox"/> PW
<input type="checkbox"/> FD	<input type="checkbox"/> COM

CITY CLERK'S NOTE:

Appeal fee has not yet been received.  
Deadline to file is March 8, 2006.

RE: Use Permit for Vineyard Christian  
Middle School

Dear Council Member John Beckman,

The Planning Commission voted 4-3 to allow a Use Permit for Vineyard Christian Middle School to relocate their 5 portable buildings to the parking lot of Lodi Avenue Baptist Church located at 2301 W. Lodi Avenue (corner of Lodi Avenue and Allen Drive).

Clearly, two of the planning commissioners had their minds made up at the first of the two hearings. Commissioner Bill Cummins said he was a Minister and Commissioner Doug Kuehne has children that attend St. Peter's School and is totally pro-private school. They both should have excused themselves from voting because they are bias. Neither of them was interested in the neighborhood's concerns or opinions.

At the second hearing, a petition was presented to the commission. Over 100 signatures were collected from the residents of Benson Tract opposing the Use Permit. It was irresponsible to ignore the fact that the majority of the neighborhood – people who live and own property in the area – opposes the school. We don't have a say in what happens to our neighborhood?

Vineyard Christian Middle School is a 6<sup>th</sup>, 7<sup>th</sup> & 8<sup>th</sup> grade school with 84 students. It is not a neighborhood school. Only one student lives in our neighborhood and it happens to be Lodi Avenue Baptist Church's minister's child. All the others will be driven to and from school.

We currently live in a fairly quiet neighborhood. We want to keep it that way. We do not want the added traffic and noise. We all ready have that with St. Peter's School. We are also concerned about our property values.

We know of another location that is more appropriate for their school site and it was brought to their attention.

We are appealing the planning commission's decision to grant the Use Permit.  
We urge you to oppose the Use Permit. Thank you for your consideration in  
this matter.

Sincerely,

Handwritten signatures of Paul Taormina and Dana Ashbaugh. Paul's signature is on top, and Dana's is below it. Both are in cursive script.

Paul Taormina & Dana Ashbaugh  
2225 Jackson Street  
Lodi, CA 95242  
(209) 333-1800

March 5, 2006

Council Member  
Lodi City Council  
C/O City Clerks Office  
P.O. Box 3006  
Lodi, 95241-1941

RE: Use Permit for Vineyard Christian Middle School

Dear Council Member

The Planning Commission voted 4-3 to allow a Use Permit for Vineyard Christian Middle School to relocate their 5 portable buildings to the parking lot of Lodi Avenue Baptist Church located at 2301 W. Lodi Avenue (corner of Lodi Avenue and Allen Drive).

Clearly, two of the planning commissioners had their minds made up at the first of the two hearings. Commissioner Bill Cummins said he was a Minister and Commissioner Doug Kuehne has children that attend St. Peter's School and is totally pro-private school. They both should have excused themselves from voting because they are bias. Neither of them was interested in the neighborhood's concerns or opinions.

At the second hearing, a petition was presented to the commission. Over 100 signatures were collected from the residents of Benson Tract opposing the Use Permit. It was irresponsible to ignore the fact that the majority of the neighborhood – people who live and own property in the area – opposes the school. We don't have a say in what happens to our neighborhood?

Vineyard Christian Middle School is a 6<sup>th</sup>, 7<sup>th</sup> & 8<sup>th</sup> grade school with 84 students. It is not a neighborhood school. Only one student lives in our neighborhood and it happens to be Lodi Avenue Baptist Church's minister's child. All the others will be driven to and from School.

We currently live in a fairly quiet neighborhood. We want to keep it that way. We do not want the added traffic and noise. We all ready have that with St. Peter's School. We are also concerned about our property values.

We know of another location that is more appropriate for their school site and it was brought to their attention.

We are appealing the planning commission's decision to grant the Use Permit. We urge you to oppose the Use Permit. Thank you for your consideration in this matter.

Sincerely,

*Emil Kaepplin*  
*Anne Kaepplin*  
*2219 Jackson St*  
*Lodi, Ca 95242*

<input checked="" type="checkbox"/> CC	<input type="checkbox"/> HR
<input checked="" type="checkbox"/> CM	<input checked="" type="checkbox"/> B
<input checked="" type="checkbox"/> CA	<input type="checkbox"/> LIB
<input checked="" type="checkbox"/> CD	<input type="checkbox"/> PR
<input type="checkbox"/> EUD	<input type="checkbox"/> PD
<input type="checkbox"/> FIN	<input type="checkbox"/> PW
<input type="checkbox"/> FD	<input type="checkbox"/> COM



Lodi City Council:

Mar. 29, 2006

We are traveling and won't be able to attend the appeal meeting on April 19, 2006. We do want to again state our feelings of no school in our neighborhood on Allen Dr. We are a very small neighborhood and not many thru streets. We do not need any extra traffic - cars or pedestrians on these streets. There will be congestion at the stop sign at Lodi Ave. There will be noise and any kind of portables do not improve the looks of any property. There is also a person that has been registered as a sex offender living within one block. We really like our neighborhood and hope you can see the way to leave it that way.

Respectfully,  
Patricia Paule  
Toren Paule

2101 W. Walnut  
Lodi, Ca. 95242

RECEIVED

APR - 3 2006

City Clerk  
City of Lodi

You  
stand out  
in any  
crowd!

CITY CLERK'S NOTE:

This communication pertains to the appeal of the Planning Commission's decision on 02-22-06 to approve a Use Permit (U-05-020) for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 W. Lodi Avenue. The public hearing before the City Council has been scheduled for April 19, 2006.

CC: City Council, City Manager, City Attorney, and Community Development Director



**CITY CLERK'S NOTE:**

This communication pertains to the appeal of the

Planning Commission's decision on **02-22-06** to approve a Use Permit (**U-05-020**) for Vineyard

Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at **2301 W. Lodi Avenue**. The public hearing before the City Council has been scheduled for April **19, 2006**.

CC: City Council, City Manager, City Attorney, and Community Development Director

**RECEIVED**

MAR 29 2006

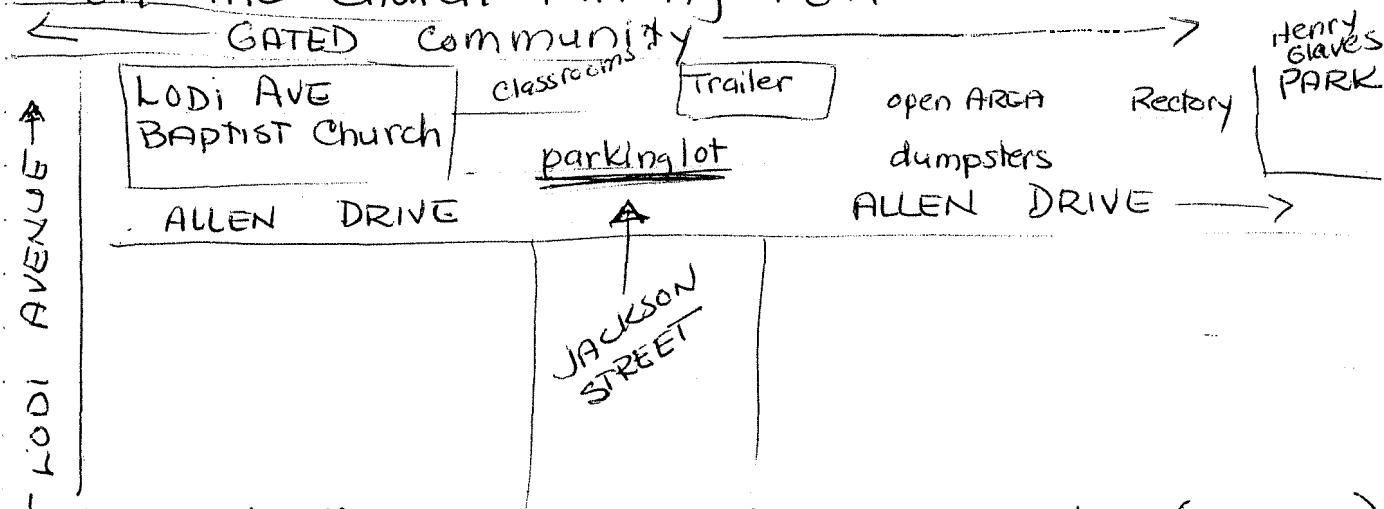
City Clerk  
City of Lodi

2208 Jackson Street  
Lodi, California 95242  
home phone (209) 369-4138

March 24, 2006

To Whom it may concern:

I too am a homeowner on Jackson Street — Just 3 houses east of the church parking lot of the LODI AVENUE BAPTIST Church. Our short street ends at ALLEN DRIVE and if you were to cross the street you would be on the Church Parking Lot.



Where do they plan to install 5 portables (TRAILERS) on this small site!!! Where will the children have a playground for P.E.?

I would like to request members of the City Council and members of the PLANNING Commission to please go inspect the church site and visualize how they plan to put 5 portables on that available Church space.

If the members of the LODI AVENUE Baptist Church are so set on having a school why

don't they purchase land for a new site that would be big enough to build permanent buildings. (example - St. Peters Lutheran School has a lovely campus with permanent buildings and adequate parking for staff and visitors.)

The site at the corner of LODI AVENUE and ALLEN DRIVE does not have adequate space:

This has been a quiet, wonderful neighborhood for the 30+ years that I have lived in my home. There will be added traffic, noise and commotion. Will the portables add value to our property all along this street? Go by the schools with portables and ask yourself - "Do I want them by my home!!!"

Please listen to the citizens that live in this neighborhood and realize that we should all have the opportunity to express our views since its our area that will be affected by traffic bringing 84 (+ or -) students to the church site daily!!!

Dolores L. HANSON  
LODI

RECEIVED

MAR 29 2006

City Clerk  
City of Lodi

6

CITY CLERK'S NOTE:

This communication pertains to the appeal of the Planning Commission's decision on **02-22-06** to approve a Use Permit (**U-05-020**) for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at **2301 W. Lodi Avenue**. The public hearing before the City Council has been scheduled for April 19, **2006**.

CC: City Council, City Manager, City Attorney, and Community Development Director

Dear Sirs

re

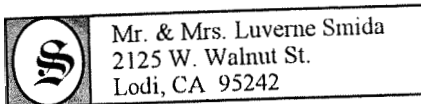
obje t To

a p p l on Allen Dr  
Vineyard Middle  
School.

live t

2125 W. Walnut

Lodi.



Luverne Smida

Ruth Smida  
Phone # 3-3 11

Lodi City Council  
C/O City Clerk's Office  
P.O. Box 3006  
Lodi, Ca. 95241-1941

**CITY CLERK'S NOTE:**

This communication pertains to the appeal of the Planning Commission's decision on 02-22-06 to approve a Use Permit (U-05-020) for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 W. Lodi Avenue. The public hearing before the City Council has been scheduled for April 19, 2006.

CC: City Council, City Manager, City Attorney, and Community Development Director

RECEIVED

APR - 3 2006

City of Lodi

Mayor Susan Hitchcock, Members of  
The Lodi City Council:

Thank you for the opportunity to express our concerns about the pending Vineyard Christian School ~~Use~~ Permit to be considered by the City Council on April 19, 2006.

Having lived across the street from the Lodi Avenue Baptist Church for nearly 36 years we have always considered them **as** extremely good neighbors, always considerate of those around them. However, their decision to allow a school to locate on this small piece of property is not a good decision, one that certainly does not conform to their past consideration of the neighborhood.

As you may have noticed from your site-visit to this rather shallow piece of property, the proposed portable buildings will be in full view of the residences across the street, certainly detracting from the nice, aesthetically pleasing residential atmosphere we've strived to maintain throughout the years. Principal Karen Hale is quoted in the March 7, 2006 edition of the Lodi News Sentinel **as** saying "Anyone who knows us **knows we can** be nothing but a blessing." I would submit that she and the parents bringing their children to our neighborhood, only to leave at the end of each day to go home to their nice neighborhoods, unobstructed by portable buildings, could easily say something like that. But, how about those **of** us that must contend with this 24 hours a day, **knowing** that our property values have been adversely affected by being located in sight of these buildings?

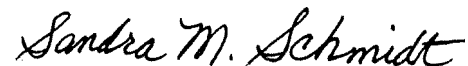
Secondly, and with all due respect to city's Traffic Department, Allen Drive is not a safe street in this area. In the time we've lived here we've seen two cars "driven", and wrecked, on corner lots across from the church property, and one wrecked on the area being proposed for the school, all **as** a result of drivers losing control while coming out of the curve just north of the proposed site. Perhaps, **as** we've heard, police records don't show this but we've witnessed it and have spoken **to** police **on** site at one of the accidents.

We are not opposed to Christian schools, in fact we are supportive of them, but this is not the proper location for one. We therefore urge that you, **as** a representative **of** all of us, consider the neighborhood that will be most affected by this school, and vote No on this Use Permit. Thank-you for considering our feelings.

Sincerely,



W. John Schmidt  
2216 W. Walnut St.  
Lodi, Ca. 95242



Sandra M. Schmidt  
2216 W. Walnut St.  
Lodi, Ca. 95242

**ITEM I-1****CITY CLERK'S NOTE:**

*This map indicating residents in favor of and those in opposition to Item I-1 was delivered to the City Clerk's Office at 2:00 p.m. on April 79, 2006. Appellant Paula Peterson stated that it is an UPDATED/CURRENT version (from what was included in the Council packet).*



2301 Lodi Avenue Lodi, CA

5 ● OPPOSED      8- NOT HOME      1- 1/2 APPROVE 1/2 OP  
3 ● NEUTRAL      1- 1/3 OPPOSED 1/2 NEUTRAL      2- APPROVES

## CITY CLERKS NOTE:

Appellant Paula Peterson delivered this petition (28 pgs.) to the City Clerks Office at 2:00 p.m. on April 19, 2006. Ms. Peterson stated that it is an UPDATED/CURRENT version (from what was included in the Council packet).

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME: Chris Smith  
 SIGNATURE: [Signature]  
 DATE: 3-10-06 PHONE: 3695905  
 ADDRESS: 18 Benson Dr  
 Lodi CA 95242

NAME: Mark Smith  
 SIGNATURE: [Signature]  
 DATE: 3-10-06 PHONE: 3695905  
 ADDRESS: 18 Benson Dr.  
 Lodi CA 95242

NAME: Doreen Willey  
 SIGNATURE: [Signature]  
 DATE: 3/10/06 PHONE: 3660663  
 ADDRESS: Lodi, CA 95242

NAME: Margaret Rodriguez  
 SIGNATURE: [Signature]  
 DATE: 4/5/06 PHONE: 368-1257  
 ADDRESS: 2100 W. Pine St.  
 Lodi, CA 95242

NAME: Mr. & Mrs. Thurman M. Scott  
 SIGNATURE: [Signature]  
 DATE: 4-18-06 PHONE: 339-8064  
 ADDRESS: 2133 Trach Pk  
 Lodi, CA 95242



THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. (FILE # U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Dennis Nuss  
SIGNATURE: [Signature]  
DATE: 4/8/06 PHONE: 368-9774  
ADDRESS: 2144 Tracy Pl  
Lodi, CA 95242

NAME: Jill Evans  
SIGNATURE: [Signature]  
DATE: 4-8-06 PHONE: 368-6923  
ADDRESS: 2138 Tracy Pl  
Lodi CA 95242

NAME: Deanna Boyles  
SIGNATURE: [Signature]  
DATE: 4-8-06 PHONE: 333-2286  
ADDRESS: 2127 Tracy Pl  
Lodi, Ca 95242

NAME: Brian / Cherie Harris  
SIGNATURE: [Signature]  
DATE: 4/8/06 PHONE: 809-9057  
ADDRESS: 2108 Tracy Place  
Lodi, CA 95242

NAME: Bruce / Mary Prineas  
SIGNATURE: [Signature]  
DATE: 4-8-06 PHONE: 339-1309  
ADDRESS: 2139 Tracy Place  
Lodi CA 95242

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME:

SIGNATURE:

DATE:

✓ ADDRESS:

Claudia Dyas

CLAUDIA DYAS

3/12/06

PHONE: 334-0694 evenings

112 S. Allen Drive  
Lodi, CA 95242

NAME:

SIGNATURE:

DATE:

✓ ADDRESS:

Charles Vance Boyles

Charles Boyles

3.12.06

PHONE: 333-2286

2127 Treen Pl  
Lodi

NAME:

✓ SIGNATURE:

DATE:

ADDRESS:

Bob High

BOB HIGH

PHONE: 369-0687

2120 TRACY PLACE

NAME:

SIGNATURE:

DATE:

✓ ADDRESS:

Linda Huffman

Linda Huffman

3-12-06

PHONE: 334-6006

2207 Oxford Way  
Lodi, CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

CLAUDETTE GAYDON

Claudette Gaydon

4-8-06

PHONE: 809-368-0948

2220 Copell Dr.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME: Sharon Davis  
SIGNATURE: Sharon Davis  
DATE: 2/19/06  
ADDRESS: 2200 Capell Dr.  
Lodi, CA 95242

NAME: Pamela T. Matlock  
SIGNATURE: Pamela T. Matlock  
DATE: 2/20/05  
ADDRESS: 2215 W. Capell Dr.  
Lodi, CA 95242

NAME: Tracy Garcia  
SIGNATURE: Tracy Garcia  
DATE: 2-20-06  
ADDRESS: 106 Allen Dr.  
Lodi, Ca. 95242

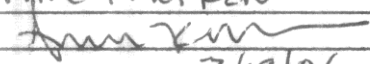
NAME: Arnold Garcia  
SIGNATURE: Arnold Garcia  
DATE: 2-20-06  
ADDRESS: 106 Allen Dr.  
Lodi, Ca. 95242

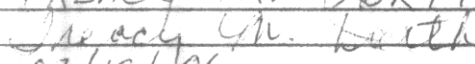
NAME: Dawn Hammons  
SIGNATURE: Dawn Hammons  
DATE: 2-20-06  
ADDRESS: 100 S Allen Dr.  
Lodi, CA. 95242

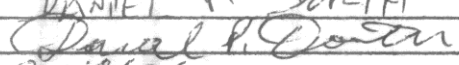
TO: LODI CITY PLANNING COMMISSION

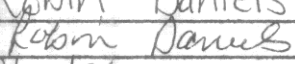
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I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Anne Morken  
SIGNATURE:   
DATE: 2/19/06  
ADDRESS: 2224 Capell Drive  
Lodi CA 95242

NAME: JREACY M. DORTH  
SIGNATURE:   
DATE: 02/19/06  
ADDRESS: 2225 CAPELL DR.  
LODI, CA 95242

NAME: DANIEL P. DORTH  
SIGNATURE:   
DATE: 2/19/06  
ADDRESS: 2225 CAPELL DR.  
LODI, CA 95242

NAME: Robin Daniels  
SIGNATURE:   
DATE: 2/20/06  
ADDRESS: 2124 West Walnut Street  
Lodi, CA 95242

NAME: CRAIG DANIELS  
SIGNATURE:   
DATE: 2/20/06  
ADDRESS: 2124 WEST WALNUT  
LODI CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Thomas J Orozco  
SIGNATURE: [Signature]  
DATE: 2-20-06  
ADDRESS: 2114 Capell Dr 95242

NAME: Thomas OROZCO  
SIGNATURE: [Signature]  
DATE: 2-20-06  
ADDRESS: 2114 Capell DR 95242

NAME: Brenda Orozco  
SIGNATURE: [Signature]  
DATE: 02-20-06  
ADDRESS: 2114 Capell Dr. Lodi, CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE.** ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Sharon Hasefufus  
SIGNATURE: Sharon Hasefufus  
DATE: 2/20/06  
ADDRESS: 2208 Capell Dr.  
Lodi CA 95242

NAME: Charles Hasefufus  
SIGNATURE: Charles Hasefufus  
DATE: 2/20/06  
ADDRESS: 2208 Capell Dr.  
Lodi, Calif. 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME:

SIGNATURE:

DATE:

ADDRESS:

Edward Ojeda

*[Signature]*

FEB. 20/2006

2120 W. PINE ST.  
LODI, CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Katie Riedinger

*[Signature]*

2-20-06

2114 W. Pine St  
LODI CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Tim Robbins

*[Signature]*

-

2115 W PINE LODI CA. 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Cathy Barnes

*[Signature]*

2-28-06

2039 W. Pine St  
di, ca 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Theodore Echys

*[Signature]*

2/28/06


2033 W. Pine St.  
Lodi, CA. 95242

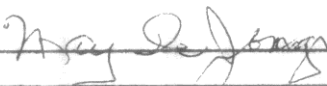


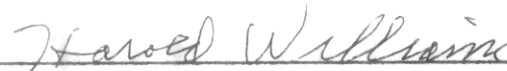
TO: LODI CITY PLANNING COMMISSION

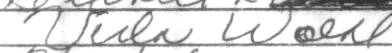
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( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

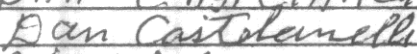
I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Carla Hilton  
SIGNATURE:   
DATE: 2-20-06  
ADDRESS: 2316 Capell Drive  
Lodi Ca 95242

NAME: May De Jesus  
SIGNATURE:   
DATE: 2-21-06  
ADDRESS: 107 Benson Dr.  
Lodi, Ca. 95242

NAME: Harold Williams  
SIGNATURE:   
DATE: 2-21-06  
ADDRESS: 107 BENSON DR  
Lodi, Ca. 95242

NAME: Gilbert ~~Williams~~ Wood  
SIGNATURE:   
DATE: 2/21/06  
ADDRESS: 15 Benson Dr  
Lodi, Calif

NAME: DAN CASTELANELLI  
SIGNATURE:   
DATE: 2/21/06  
ADDRESS: 101 BENSON DR.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I OPPOSE THE ABOVE MENTIONED USE PERMIT

NAME:

SIGNATURE:

DATE:

ADDRESS:

DOUGLAS HAUSER

Douglas Hauser

2-20-06

14 BENSON DR.

NAME:

SIGNATURE:

DATE:

ADDRESS:

Charlene Bess

Charlene Bess

2-20-06

106 Benson Dr.

NAME:

SIGNATURE:

DATE:

ADDRESS:

LISA Iliff

Lisa Iliff

2/20/06

114 Benson Drive

NAME:

SIGNATURE:

DATE:

ADDRESS:

Don Bettencourt

Don Bettencourt

2/20/06

2101 Capell ST.

Lodi, CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Ray Davis

Ray Davis

2/20/06

134 BENSON DRIVE

Lodi, Ca 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME:  
SIGNATURE  
DATE:  
ADDRESS:

Bobbie Healy  
Bobbie Healy  
2-15-06  
217 Jackson  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Paula Peterson  
Paula Peterson  
2/10/06  
2224 Jackson St  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Robert Peterson  
Robert Peterson  
-  
2224 Jackson St  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Dana Ashbaugh  
Dana Ashbaugh  
2-11-06  
2225 Jackson St.  
Lodi, CA 95242

NAME:  
SIGNATURE:  
DATE:  
ADDRESS:

Allison Kichert  
Allison Kichert  
2/11/06  
2219 W. Walnut St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: James Reimer  
SIGNATURE: James Reimer  
DATE: 2/11/06  
ADDRESS: 2219 W. Walnut St.  
Lodi, CA

NAME: Jo White  
SIGNATURE: Jo White  
DATE: 2-11-06  
ADDRESS: 2141 Jackson  
LODI CA 95242

NAME: Brenda Wright  
SIGNATURE: Brenda Wright  
DATE: 2-11-06  
ADDRESS: 2125 Jackson St.  
Lodi, Ca. 95242

NAME: DAVID WRIGHT  
SIGNATURE: David Wright  
DATE: 2-11-06  
ADDRESS: 2125 JACKSON ST.  
LODI CA 95242

NAME: CHARLES AHI  
SIGNATURE: Charles Ahi  
DATE: 2-11-06  
ADDRESS: 41 BENSON

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Julie Romano  
SIGNATURE: Julie Romano  
DATE: 4/8/06 PHONE: (209) 366-0861 3  
ADDRESS: 2139 W. Pine St. Lodi 95242 2

NAME: Brad and Suzanne Mead  
SIGNATURE: Suzanne Mead  
DATE: 4/8/06 PHONE: 209-366-2367  
ADDRESS: 2133 W. Pine St.  
Lodi, CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

TO. LODI CITY PLANNING COMMISSION \*

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: CRIS CLARKE  
SIGNATURE: Cris Clarke  
DATE: 2/19/06  
ADDRESS: 2101 JACKSON ST.  
LODI, CA 95242

NAME: LINDA ENGRAU-CLARKE  
SIGNATURE: Linda Engrau-Clarke  
DATE: 2/19/06  
ADDRESS: 2101 JACKSON ST.  
LODI, CA 95242 ASKED TO BE REMOVED

NAME: YOSHIKO D. TAKAO  
SIGNATURE: Yoshiko D. Takao  
DATE: 2/19/06  
ADDRESS: 2115 W. WALNUT ST.  
LODI, CA 95242

NAME: NICHOLAS W. BETTENCOURT  
SIGNATURE: Nicholas W. Bettencourt  
DATE: 2/14/2006  
ADDRESS: 2114 JACKSON ST.  
LODI, CA 95242

NAME: Karen Bettencourt  
SIGNATURE: Karen Bettencourt  
DATE: 2/19/06  
ADDRESS: 2114 JACKSON ST  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION\*

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**.  
( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME: Ken Buus  
SIGNATURE: [Signature]  
DATE: 2-20-06  
• ADDRESS: 2144 W. Pine St.  
Lodi, CA. 95242

NAME: BRIDGET J YONO  
SIGNATURE: Bridget M. Yono  
DATE: 2-20-06  
• ADDRESS: 2145 W. PINE ST  
LODI, CA. 95242

NAME: BOB S. YONO  
SIGNATURE: [Signature]  
DATE: 2-20-06  
• ADDRESS: 2145 W. PINE ST  
LODI, CA. 95242

NAME: MR. & MRS. GABRIEL  
SIGNATURE: [Signature]  
DATE: 2-20-06  
• ADDRESS: 2126 W. PINE ST.  
LODI, CA 95242

NAME: Rita McDonald  
SIGNATURE: Rita McDonald  
DATE: 2-20-06  
• ADDRESS: 2125 W. Pine St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**.  
( FILE # U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME R. Nicole Pinkham  
SIGNATURE R. Nicole Pinkham  
DATE 2-14-06  
ADDRESS 2140 Capell Dr.  
Lodi, Ca 95242

116 W. Lodi Ave.  
Baptist Church

NAME Elbert Pinkham  
SIGNATURE Elbert Pinkham  
DATE 2-14-  
ADDRESS 2140 Capell Dr.  
Lodi 4. 95242

NAME Michelle Borges  
SIGNATURE Michelle Borges  
DATE 2/15/06  
ADDRESS 2124 Jackson St.  
Lodi CA 95242

NAME: Mark Borges  
SIGNATURE: Mark Borges  
DATE: 2-15-06  
ADDRESS: 2124 Jackson St.  
Lodi, CA 95242

NAME Daniel Ross  
SIGNATURE Daniel Ross  
DATE 2-15-06  
ADDRESS 2201 Jackson St.  
Lodi, CA 95242



TO: LODI CITY PLANNING COMMISSION\*

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW  
VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE  
6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**.  
( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME:

SIGNATURE:

DATE:

• ADDRESS:

Angela Goren

Angela Goren

Feb 11, 2006

131 Benson Dr. Lodi CA 95242

NAME

SIGNATURE

DATE

• ADDRESS

Mike Goren

Mike Goren

2-11-06

131 Benson Dr Lodi CA 95242

NAME:

SIGNATURE:

DATE:

• ADDRESS:

Paul Jaramila

Paul Jaramila

11-06

2225 Benson  
Lodi CA 95242

NAME:

SIGNATURE:

DATE:

• ADDRESS:

Michelle McGrath-Surgert

Michelle McGrath-Surgert

3-11-06

2114 W Walnut St  
Lodi CA 95242

NAME:

SIGNATURE:

DATE:

• ADDRESS:

Sandy Albertson

Sandy Albertson

2/11/06

2133 W. Walnut St  
Lodi CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION OPPOSES THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE** ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I OPPOSE THE ABOVE MENTIONED USE PERMIT.

NAME: DEREK ALBERTSON  
SIGNATURE: Derek Albertson  
DATE: 2-11-06  
ADDRESS: 2133 W. WALNUT LODI 95242

NAME: Ruth Smida  
SIGNATURE: 2125 W. WALNUT  
DATE: Lodi, CA 95242  
ADDRESS: 2/14/06  
Ruth Smida

NAME: JOHN A JUST  
SIGNATURE: John A. Just  
DATE: 2-14-06  
ADDRESS: 2124 Capell Dr.

NAME: Gray Dunnington  
SIGNATURE: Gray Dunnington  
DATE: 2-14-06  
ADDRESS: 125 Capell Drive

NAME: ALMA MASIC  
SIGNATURE: Alma Masic  
DATE: 2-14-06  
ADDRESS: 2133 W. CAPPELL DR  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE** ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Darlene K. Castellanelli  
SIGNATURE: Darlene K. Castellanelli  
DATE: 2-21-06  
ADDRESS: 101 Benson drive  
Lodi, CA 95242

NAME: GOPPE BRAND  
SIGNATURE: Rodney Brand  
DATE: 2/21/06  
ADDRESS: Lodi CA

NAME: Linda Bianchi  
SIGNATURE: Linda Bianchi  
DATE: 2-21-06  
ADDRESS: 2121 W. Pine St.  
Lodi CA 95242

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Emil Koepplin  
SIGNATURE: ~~Emil~~ Emil Koepplin  
DATE: 2-10-06  
ADDRESS: 2219 Jackson St  
Lodi CA 95242

NAME: ANNA KOEPPLIN  
SIGNATURE: Anna Koepplin  
DATE: 2-10-06  
ADDRESS: 2219 Jackson St  
Lodi CA 95242

NAME: Sara Peterson  
SIGNATURE: S Peterson  
DATE: 2/10/06  
ADDRESS: 2215 Jackson St.  
Lodi, CA 95242

NAME: Eric Peterson  
SIGNATURE: Eric J Peterson  
DATE: 2/10/06  
ADDRESS: 2215 Jackson St.  
Lodi, CA 95242

NAME: Jackie Healy  
SIGNATURE: ~~Jackie~~ Jackie Healy  
DATE: 2/10/06  
ADDRESS: 2140 Jackson St.  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION\*

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT **TO ALLOW** VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE.** ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Janet DAVIS  
SIGNATURE: Janet Davis  
DATE: 2/20/06  
ADDRESS: 136 Benson Dr.  
Lodi CA 95242

NAME: Robert Martinez  
SIGNATURE: Robert Martinez  
DATE: 2-21-06  
ADDRESS: 140 Benson Dr  
Lodi CA 95242

NAME: John Stellatino  
SIGNATURE: John Stellatino  
DATE: 2-21-06  
ADDRESS: 130 Benson

NAME: JOSEPH OLIPHANT + Mrs  
SIGNATURE: Joseph Oliphant  
DATE: \_\_\_\_\_  
ADDRESS: 200 Benson Drive

NAME: WAYNE & DENISE LOCKMILLER  
SIGNATURE: Wayne Lockmiller  
DATE: 2/21/06  
ADDRESS: 2106 W. PINE ST LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**, ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE THE ABOVE MENTIONED USE PERMIT.**

NAME: Roseanna Ahr  
SIGNATURE: Roseanna Ahr  
DATE: 2-11-06  
ADDRESS: 241 Benson Dr  
Lodi, CA 95242

NAME: Shelly Schatz  
SIGNATURE: Shelly Schatz  
DATE: 2-11-06  
ADDRESS: 2132 W. Jackson St.  
Lodi CA 95242

NAME: Glen Schatz  
SIGNATURE: Glen Schatz  
DATE: 2-11-06  
ADDRESS: 2132 W Jackson  
CA 95242

NAME: Chris Johnson  
SIGNATURE: Chris Johnson  
DATE: 2-11-06  
ADDRESS: 2700 Jackson St.  
Lodi CA 95242

NAME: DAVE JOHNSON  
SIGNATURE: Dave Johnson  
DATE: 2-11-06  
ADDRESS: 2200 Jackson St.  
LODI, CA 95242

TO: LODI CITY PLANNING COMMISSION'

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Dolores L. HANSON  
SIGNATURE: Dolores L. Hanson  
DATE: 11 Feb 2006  
• ADDRESS: 2208 JACKSON ST  
LODI, CA 95242

NAME: KARIE BOSS  
SIGNATURE: [Signature]  
DATE: 2-15-06  
• ADDRESS: 2201 Jackson St.  
Lodi CA 95242

NAME: Mary Nell Colbert  
SIGNATURE: 2133 Jackson Street - Lodi  
DATE: February 15, 2006  
• ADDRESS: Mary Colbert

NAME: Donald B Colbert  
SIGNATURE: Donald B Colbert  
DATE: 2/15/06  
• ADDRESS: 2133 JACKSON ST.  
Lodi - CA 95242

NAME: Shirley MacLaughlin  
SIGNATURE: Shirley MacLaughlin  
DATE: 2-19-06  
• ADDRESS: 2115 Jackson Street  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**.  
( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

**I OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: W. JOHN SCHMIDT  
SIGNATURE: W. John Schmidt  
DATE: 2/9/06  
ADDRESS: 2216 W. WALNUT ST  
Lodi, Ca. 95242

NAME: Sandra M. Schmidt  
SIGNATURE: Sandra M. Schmidt  
DATE: 2/9/06  
ADDRESS: 2216 W. Walnut St.  
Lodi, CA 95242

NAME: Elizabeth A. Weatherman  
SIGNATURE: Elizabeth A. Weatherman  
DATE: 2-10-06  
ADDRESS: 2216 Jackson St  
Lodi, Ca 95242

moved

NAME: Julian G. Weatherman  
SIGNATURE: Julian G. Weatherman  
DATE: 2-10-06  
ADDRESS: 2216 Jackson St  
Lodi, Ca 95242

moved

NAME: Nick Jones  
SIGNATURE: Nick M. Jones  
DATE: 02/10/06  
ADDRESS: 2301 Jackson St  
Lodi, CA 95242



TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT **2301 W. LODI AVENUE**.  
( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME: Collette Corell  
SIGNATURE: Collette Corell  
DATE: 2/11/06  
ADDRESS: 2215 W. Walnut  
Lodi CA 95242

NAME: PATRICIA F PAULE  
SIGNATURE: Patricia F Paule  
DATE: 2-11-06  
ADDRESS: 2101 W. Walnut St  
Lodi Ca 95242

NAME: LOREN E PAULE  
SIGNATURE: Loren E Paule  
DATE: 2-11-06  
ADDRESS: 2101 W. WALNUT ST.  
LODI CA 95242

NAME: Joe McGrath  
SIGNATURE: Joe McGrath  
DATE: 02/11/06  
ADDRESS: 2119 W. Walnut St  
Lodi CA 95242

NAME: Barbara Hiers  
SIGNATURE: Barbara Hiers  
DATE: 2-11-06  
ADDRESS: 2132 W. Walnut  
Lodi, Ca. 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. ( FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH ).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT

NAME: VERA ANNE BAKER  
SIGNATURE: [Signature]  
DATE: 2-11-06  
ADDRESS: 2140 W. Walnut

NAME: Karen Goss  
SIGNATURE: [Signature]  
DATE: 2/11/06  
ADDRESS: 2224 W Walnut St

NAME: [Signature]  
SIGNATURE: Edna L. Martin  
DATE: 2-11-06  
ADDRESS: 2225 W. W.C.  
EDNA L. MARTIN

NAME: Carlton Martin  
SIGNATURE: [Signature]  
DATE: 2-11-06  
ADDRESS: 2225 W. Walnut St  
Lodi, CA 95212

NAME: LINDA W. REICHERT  
SIGNATURE: [Signature]  
DATE: 2-11-2006  
ADDRESS: 2219 W. Walnut St  
Lodi, CA 95242

TO: LODI CITY PLANNING COMMISSION

THIS PETITION **OPPOSES** THE REQUESTED USE PERMIT TO ALLOW VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE A PRIVATE 6TH - 8TH GRADE SCHOOL ON THE PROPERTY AT 2301 W. LODI AVENUE. (FILE #: U-05-020, APPLICATE: LODI AVENUE BAPTIST CHURCH).

I **OPPOSE** THE ABOVE MENTIONED USE PERMIT.

NAME:

SIGNATURE:

DATE:

ADDRESS:

Bryan Rogers

Bryan Rogers

2/13/06

115 Benson Dr.  
Lodi, CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

Tina Rogers

Tina Rogers

2/13/06

115 Benson Dr.  
Lodi, CA 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

NANCY WEIBLE

Nancy Weible

2-14-06

2200 W. Walnut St.  
Lodi, Calif 95242

NAME:

SIGNATURE:

DATE:

ADDRESS:

DAVID BUSACCA

David Busacca

2/14/06

2201 W WALNUT

NAME:

SIGNATURE:

DATE:

ADDRESS:

LUCERNE SMIDA

2125 W WALNUT

LODI, CA

2/14/06

Lucerne Smida

I-1

**Susan Blackston**

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**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 8:12 AM  
**To:** 'Rosalie Hausauer'  
**Cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: VCMS decision

Dear Woody & Rosie Hausauer:

This reply is to confirm that your message was received by the City Clerks Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** Posalie Hausauer [mailto:hausauer@pacbell.net]  
**Sent:** Wednesday, April 19, 2006 7:55 AM  
**To:** Susan Hitchcock; Susan Blackston; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** VCMS decision

We are appealing to the City Council to uphold the decision already made by the Planning Commision to grant a use permit to Lodi Avenue Baptist Church for the Vineyard Christian Middle School to establish a small Christian school on their property.

As grandparents of children who attended VCMS, we are grateful for the beginnings our grandchildren received at this middle school. I can think of no reason that this church property should not be used in this manner. Lodi has a long history of churches and schools partnering together and this small school of three grades/classes and Lodi Avenue Baptist Church should be allowed to do the same.

The article that appeared in today's Lodi News Sentinel stated that some of the neighbors are concerned about the value of their neighborhood property. I can think of a lot of uses for this property that would be a whole lot worse. The staff at VCMS only worked to improve the property where they are now and I know they are committed to do the same at the Lodi Avenue Baptist Church property.

Again, we appeal to the council to **reject the appeal** and **uphold the Lodi Planning Commision's approval** of the Lodi Avenue Baptist Church's use permit.

Respectfully,  
Woody & Rosie Hausauer

4/19/2006

I-1

**Susan Blackston**

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**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 8:09 AM  
**To:** 'John and Lynn Macdonald'  
**Cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: Reject the Appeal

Dear John and Lynn Macdonald:

This reply is to confirm that your message was received by the City Clerks Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** John and Lynn Macdonald [mailto:7eieio@clearwire.net]  
**Sent:** Tuesday, April 18, 2006 10:53 PM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** Reject the Appeal

Mayor Hitchcock and members of The Council,

**As** parents of a current student at Vineyard Christian Middle School we urge you to reject the appeal of the Lodi Avenue Baptist Church's Use Permit.

We are not talking about a Big Box Store, or a Starbucks, or some other form of controversy. We are talking about children. Children in a setting that **is** good.

Children are our greatest joy, why wouldn't you want this in your neighborhood. We would be thrilled.

I grew up four houses away from my elementary school. I still remember the sound of the children, sound of the school bell, sounds of laughter and play. Not

sounds of traffic and noise. Good sounds that should be cherished not suppressed.

We urge you to uphold the Planning Commissions approval.

Lodi has a long history of Church and School successes. Let **us** not forget what is the real reason.... the children.

May God be glorified in your decision

John and Lynn Macdonald  
 13102 N Garner Rd  
 Lodi, CA 95240  
 209 333-2039

I-1

**Susan Blackston**

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**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 8:02 AM  
**To:** 'mcitalks@aol.com'  
**Cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: Vineyard Christian Middle School

Dear Melissa Ishida:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** mcitalks@aol.com[mailto:mcitalks@aol.com]  
**Sent:** Tuesday, April 18, 2006 9:17 PM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** Vineyard Christian Middle School

Dear Distinguished Members of the Lodi City Council,

My name is Melissa Ishida and my son Daniel will graduate this year from Vineyard Christian Middle School and move onto Lodi High School.

My son's experience at VCMS has been a tremendous one, especially during such a crucial age. He attended a private Christian school only during grades 6,7 and 8. His father and I feel strongly that this experience will allow him to attend a very large high school and withstand the great peer pressures that await him. Not only has his Christian faith been strengthened but the academics have more than prepared him for his high school years.

As the first VCMS Parent Club President, (2004-05) my experience with the children, administration, teachers, board members and parents was nothing short of positive, uplifting and supportive. Based on my experience I feel very confident that I can state to you VCMS students, parents and staff will be very aware of their surroundings, sensitive to the neighbors and follow the specified rules regarding pick up and drop off.

Additionally, I can guarantee you that the entire student body including parents and staff, will work diligently to beautify their surroundings, just as we have done at our current site.

Lodi has a great need for schools. VCMS as a middle school, fills a very important niche. This group of people will only add to the neighborhood in a positive manner.

With all of these things in mind, I ask you to **please vote to reject the appeal and/or uphold the Lodi Planning Commission's approval of the Lodi Avenue Baptist Church's Use Permit.**

Thank you in advance for your consideration.

Very Sincerely,

Melissa Ishida

1/19/2006

I-1

**Susan Blackston**

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**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 8:01 AM  
**To:** 'JIM CARLTON'  
**cc:** City Council; Steve Schwabauer; Randy Hatch; Blair King  
**Subject:** RE: Vineyard Christian School

Dear Jim Carlton:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** JIM CARLTON [mailto:jcarlton@mtlcorp.net]  
**Sent:** Tuesday, April 18, 2006 5:35 PM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** Vineyard Christian School

Dear Mayor / Counsel Member,

I'm writing today to request that the Lodi City Council support the Planning Commissions decision, to allow the Vineyard Christian School to relocate to the Lodi Avenue Baptist location. My daughter will be graduating this year and I have been very pleased with the education she has received from the staff at VCS. The students are very well behaved and I think this school has a very positive influence on our community.

Thank you for your consideration

Sincerely,

Jim Carlton  
1533 Cherrywood  
Lodi, CA 95240  
209-365-6206

I-1

**Susan Blackston**

---

**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 7:53 AM  
**To:** 'Gaston, Brandi'  
**cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: Please allow Vineyard Christian Middle School to move to Lodi Avenue Baptist

Dear Brandi Gaston:

This reply is to confirm that your message was received by the City Clerks Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information. referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** Gaston, Brandi [mailto:brandi.gaston@bp.com]  
**Sent:** Tuesday, April 18, 2006 4:17 PM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Cc:** Gaston, Brandi  
**Subject:** Please allow Vineyard Christian Middle School to move to Lodi Avenue Baptist

Dear Council Members,

I am a parent of a 6th grader at Vineyard Christian Middle School and I live near the proposed new home of VCMS.

I hope that you will uphold the Planning Commissions decision to allow VCMS to locate the school on the Lodi Avenue Baptist Church grounds. This is an ideal location for the school and as a parent I am excited to have such a great new location for our school. I have really tried to look at the situation from all sides, as a parent and as a neighbor of the school. I feel confident that the school will enhance the neighborhood by adding landscape and other improvements discussed in the approved plan. The neighborhood is already bordered by Lodi avenue, and the additional traffic created by the school will not create a problem. While I do not live directly across from Lodi Avenue Baptist, I am just a stones throw from St. Peters School. The traffic from St. Peters School does not impact my life or create any problems for me and my neighbors. I am confident that the same will be true for the residents nearest to Lodi Avenue Baptist church when the new school is located there. Please consider the children. Please allow Vineyard Christian Middle School to move to Lodi Avenue Baptist Church. Thank for your consideration.

Brandi Gaston  
2307 Aladdin Way  
Lodi, Ca 95242  
209 367 3617



I-1

**Susan Blackston**

**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 7:51 AM  
**To:** 'Christi Hilscher'  
**Cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: Vineyard Christian Middle School

Dear Christi A. Hilscher:

This reply is to confirm that your message was received by the City Clerk's Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** Christi Hilscher [mailto:c\_hilscher@comcast.net]  
**Sent:** Tuesday, April 18, 2006 2:30 PM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** Vineyard Christian Middle School

Dear City Council Members,

I am writing to you out of support for Vineyard Christian Middle School (VCMS). My daughter is a graduate of VCMS and is a current freshman at Lodi High School. She entered Lodi High as a very prepared and confident freshman. She was not only prepared spiritually but also physically, socially and certainly academically. She qualified for all advanced placement courses and has excelled in the sports programs and other activities. She has been given the necessary tools to deal with life and function as well balanced citizen. These qualities I attribute largely to her time at VCMS. She has a heart for service and our community. Some of the community service programs VCMS has been involved with are: The Salvation Army, KCRA Kids Can, Lodi Crisis Pregnancy Resource Center, Lodi Adopt-A-Child, School Clubs at Lodi High, Tokay High and Jim Elliott, Walk for Life, Lodi House, Local Churches – youth groups and mission projects including Vinewood Community Church, Lodi Avenue Baptist, 1<sup>st</sup> Baptist and Westside Assembly, One Eighty Teen Center, Make a wish foundation, and Leslie Huber's (current VCMS student) backpack project. Our community benefits enormously from the foundation instilled in those students attending VCMS.

I understand the neighborhood concerns of traffic noise and aesthetics. After counting cars for a numbers of days at Lodi Avenue Baptist, I do not find any problems with traffic or future traffic. There is no benefit for cars attending VCMS to use "feeder streets" to arrive at Lodi Avenue Baptist. The residential streets do not align with the entrance or exit to the church parking lot, so there would be no advantage to using these streets. All pickup/drop off will be done in the church parking lot and not on Allen drive. The traffic impact to the neighborhood would be minimal and drop off /pickup consists of only about 20 minutes a day. This is such a tiny school of only 3 grades/classes of students.

As far as curb appeal, I was a part of the original beautification of the Woodbridge Middle School site. I can attest to the desire to provide a beautiful environment for the students attending VCMS and in the process beautifying the surrounding neighborhood. We put a lot of effort into refurbishing the Woodbridge Middle School campus, knowing that it was only a temporary home; can you imagine what our permanent home will look like?

I too, understand that change in your neighborhood is not always welcome. When we bought our house 13 years ago there was an empty field behind us. We knew that Lodi Memorial Hospital owned this property and could decide to expand on it. We lived there for 10 years with just a field behind us. Recently, Lodi Memorial has expanded and added new cancer center... right in my backyard. Yes, it is not as quiet as it once was but I am sure the families who need the cancer center are glad that it is there. Progress is necessary and sometimes we need to look beyond ourselves. The neighbors on Jackson, Walnut and Capell knew Lodi Avenue Baptist was there when they purchased their homes.

Churches are busy places and generally run a number of programs through there facilities besides just Sunday morning services. Most churches have activities going on every day of the week. Lodi Avenue Baptist Church just wants to do what any church in Lodi would like to do, share the use of their facilities.

I encourage you to please uphold the Lodi Planning Commission's/Department's approval for the Lodi Avenue Baptist Church's Use Permit.

Respectfully,

Christi A. Hilscher  
2406 Cochran Road  
Lodi. 95242

I-1

RECEIVED

APR 19 2006

City Clerk  
City of Lodi

April 10, 2006

Members of the City Council of Lodi,

Donald and Mary Colbert of 2133 Jackson Street - Benson Tract - Lodi are opposed to the proposed location of the school on the property of the Lodi Avenue Baptist Church.

Many of us here have chosen this site to live because of the quietness of the area. We now deal with traffic from four other schools in our area, we do not feel that we should have to deal with the fifth. These schools are Reese, St. Peters, Millswood and Lodi High School. We have to find other routes to travel during the day leaving or returning to our homes, one more school would only add to our dismay.

We are not opposed to schools and certainly not a Christian school, we are opposed to the noise and congestion.

I am sure that none of you on the Council would welcome **an** institution on your street that would bring more noise and congestion.

Please look at the map that Mrs. Paula Peterson will present to the Council, see how many of us are opposed. Secondly look at the amount of students that will attend that school from the Benson Tract, you will find only one family.

Thank you for your time and consideration.

Sincerely,



Don and Mary Colbert

2133 Jackson-Street  
Lodi, California 95242

209 369-1102

I-1

**Susan Blackston**

---

**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 10:19 AM  
**To:** 'john kindseth'  
**cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: vineyard

Dear John Kindseth:

This reply is to confirm that your message was received by the City Clerks Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling: 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views.

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** john kindseth [mailto:jkindset@earthlink.net]  
**Sent:** Wednesday, April 19, 2006 10:02 AM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** vineyard

I support your upholding the planning commission and allowing Vineyard Christian School to proceed

I do this with very simple logic: they are not proposing a drug rehab home, a homeless shelter, a chemical plant, a half-way house for pedophiles, a Hard Rock Cafe, etc...they are proposing what is a very small, model, private Christian School. Seems easy to me.

I-1

**Susan Blackston**

---

**From:** Susan Blackston  
**Sent:** Wednesday, April 19, 2006 1:23 PM  
**To:** 'Kimberly Lyons'  
**Cc:** City Council; Blair King; Steve Schwabauer; Randy Hatch  
**Subject:** RE: VCMS Use Permit Appeal

Dear Kimberly Lyons:

This reply is to confirm that your message was received by the City Clerks Office and each member of the City Council. In addition, by copy of this e-mail, we have forwarded your message to the following departments for information, referral, or handling. 1) City Manager, 2) City Attorney, and 3) Community Development.

Thank you for expressing your views

/s/ Susan J. Blackston, City Clerk

-----Original Message-----

**From:** Kimberly Lyons [mailto:klyons@Service1stBank.com]  
**Sent:** Wednesday, April 19, 2006 11:52 AM  
**To:** Susan Blackston; Susan Hitchcock; Bob Johnson; JoAnne Mounce; John Beckman; Larry Hansen  
**Subject:** VCMS Use Permit Appeal

With regard to the concerns raised by a few residents in the area, I find it difficult to understand why this has become such an issue. The school will house a limited number of students and, therefore, a limited number of portable buildings, which would seem to neutralize the argument that there will be an adverse traffic and aesthetic impact on the neighborhood. In addition, fund-raising events (a much larger traffic impact) will be held elsewhere in consideration of the residents of the neighborhood.

It would seem that the irrational concerns of one retired couple, in particular is being given far too much attention. Rather than capitulating to resident's fears of highly unlikely issues, please use common sense and allow this project to go forward.

Respectfully submitted,

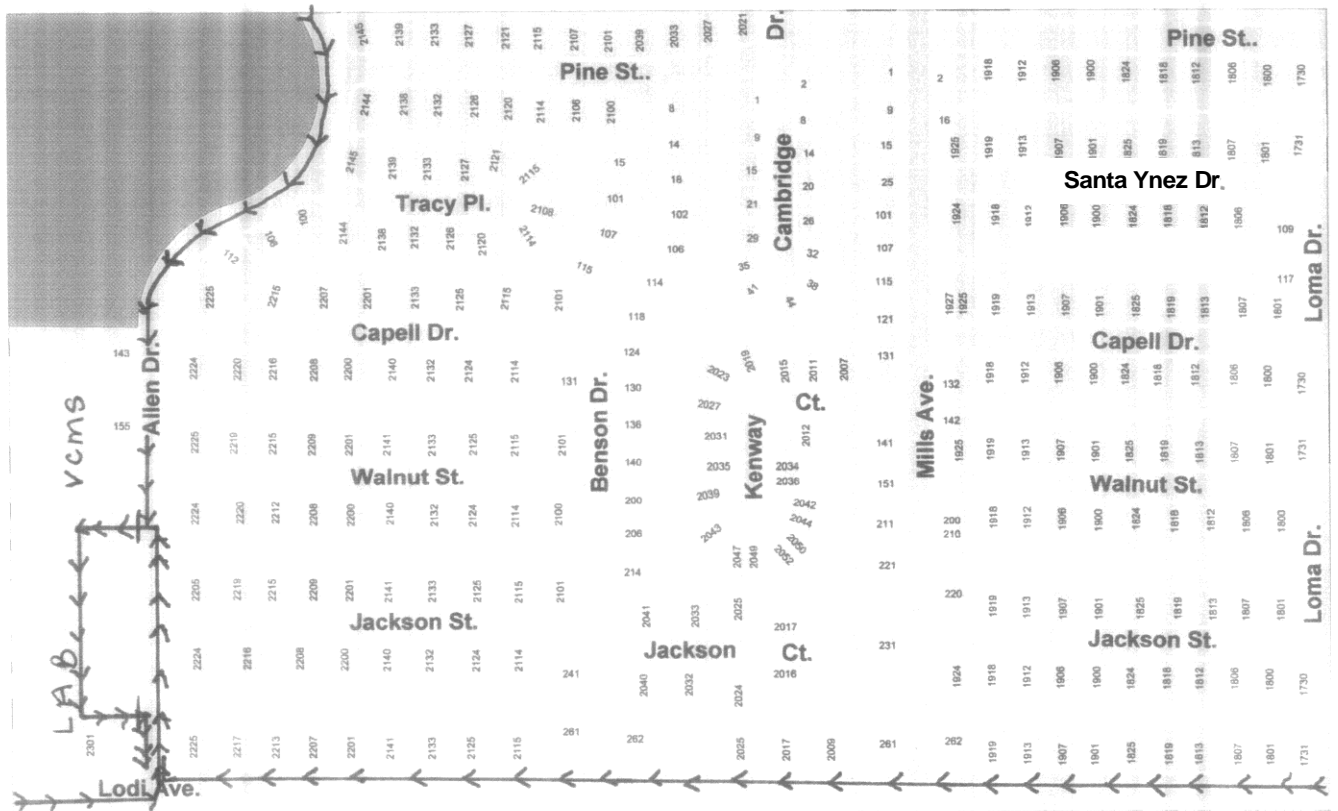
Kimberly Lyons



Filed  
I-1  
4-19-06  
Oliver,  
Alyssa

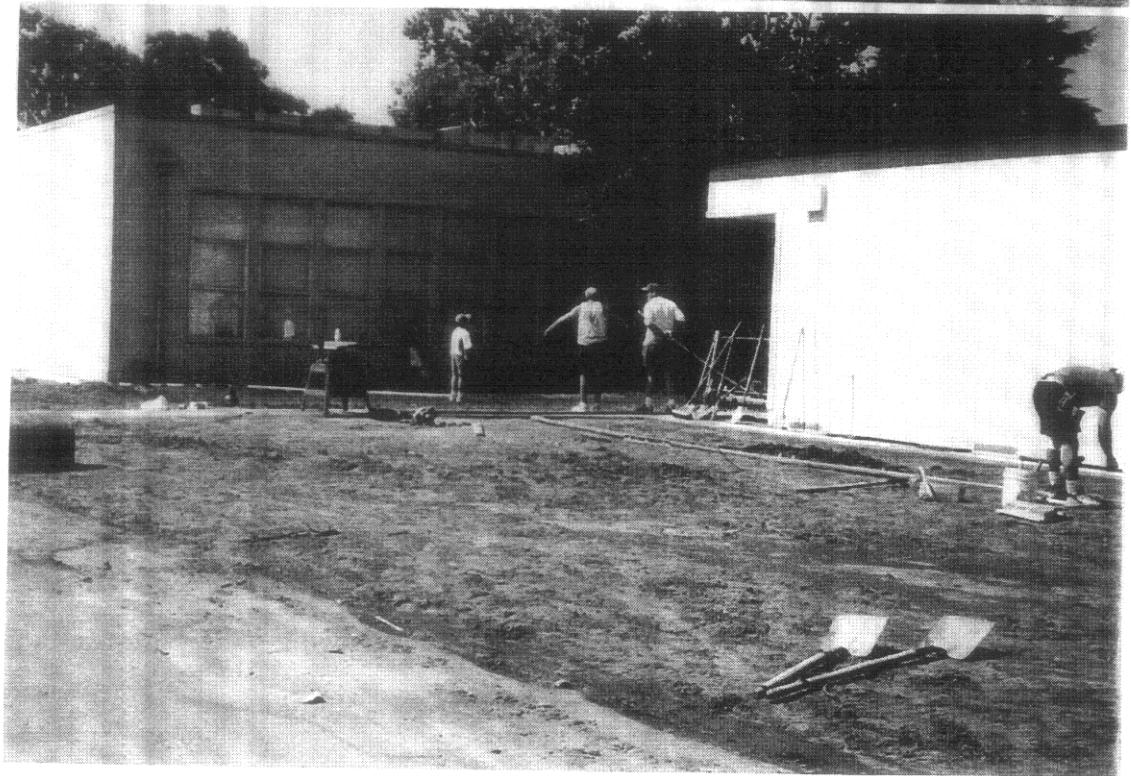
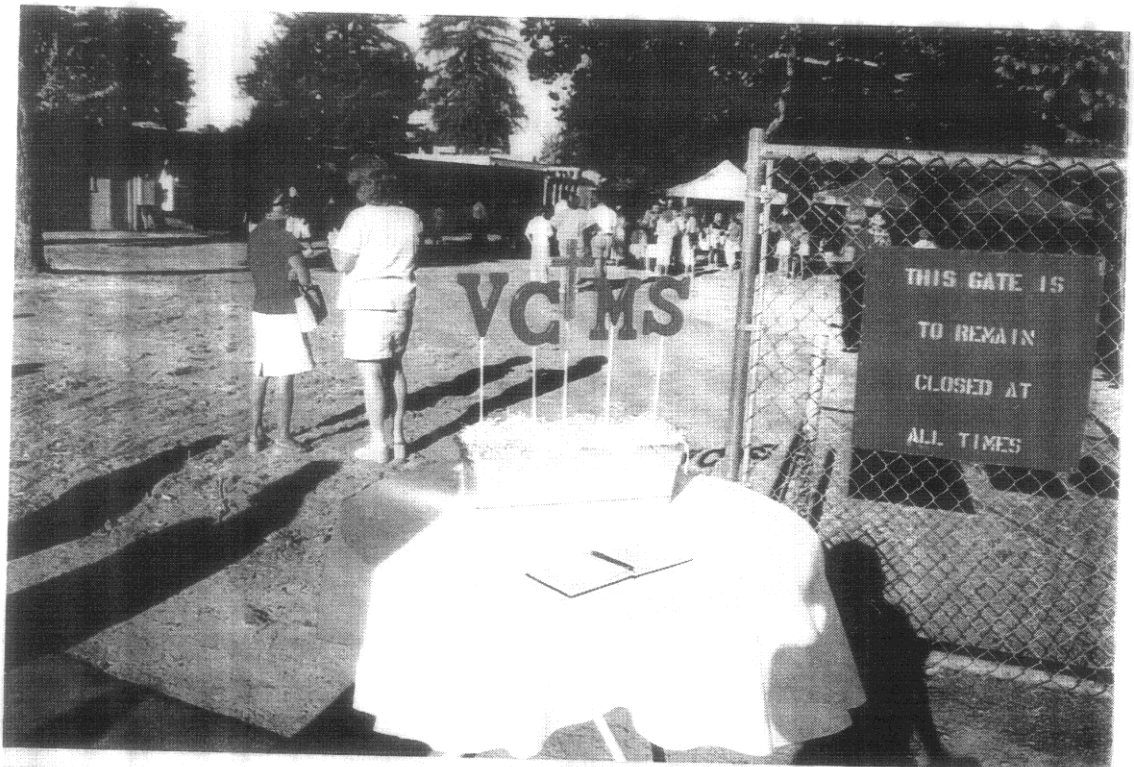
# City of Lodi

Base Map  
City Limits



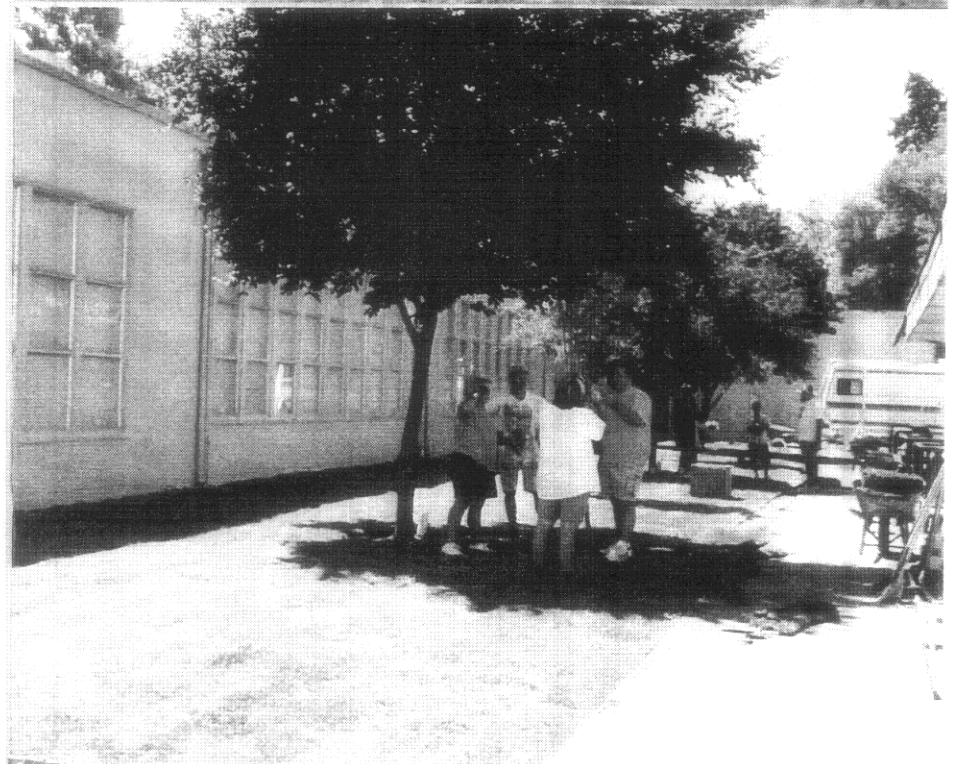
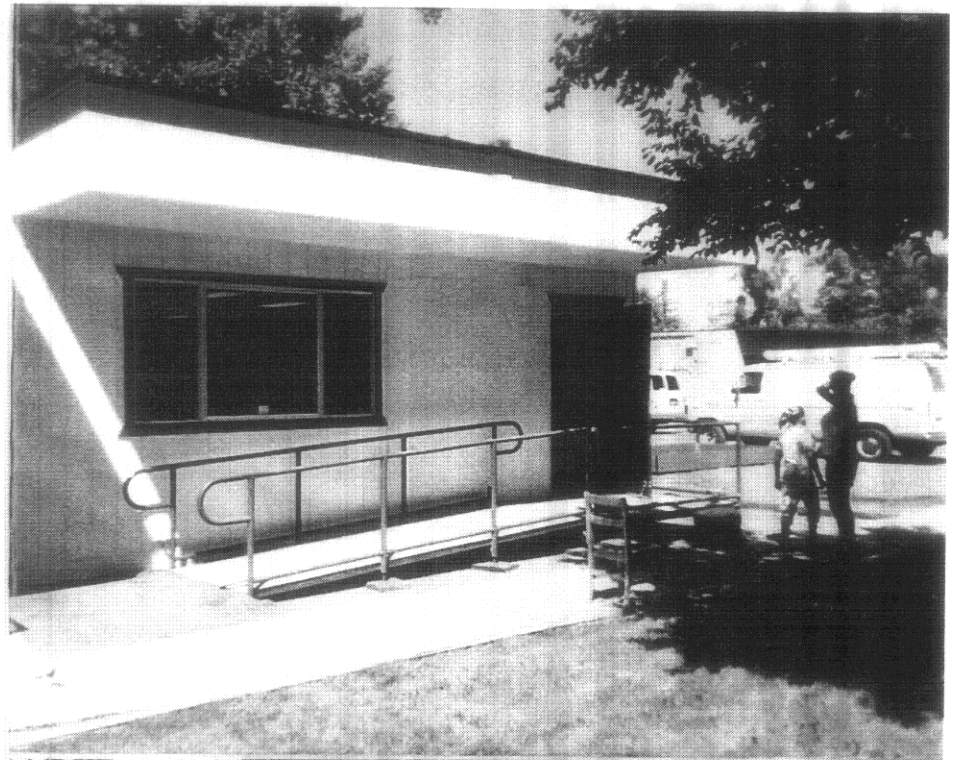
SCALE 1 : 3,995











CITY COUNCIL

SUSAN HITCHCOCK,  
Mayor

BOB JOHNSON,  
Mayor Pro Tempore

JOHN BECKMAN

LARRY D. HANSEN

JOANNE MOUNCE

# CITY OF LODI



BLAIR KING,  
City Manager

SUSAN J. BLACKSTON,  
City Clerk

D. STEPHEN SCHWABAUER,  
City Attorney

CITY HALL, 221 WEST PINE STREET / P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702 / FAX (209) 333-6807 / [www.cityclrk.gov](http://www.cityclrk.gov)

April 20, 2006

Robert Peterson  
2224 Jackson Street  
Lodi, CA 95242

**RE: Resolution Upholding the Planning Commission's Decision and  
Approving the Request of Lodi Avenue Baptist Church for a Use  
Permit to Allow Vineyard Christian Middle School at 2301 W. Lodi  
Avenue**

---

The Lodi City Council, at its regular meeting of April 19, 2006, adopted the enclosed resolution upholding the Planning Commission's decision and approving the request of Lodi Avenue Baptist Church for a Use Permit to allow Vineyard Christian Middle School to locate on church property at 2301 West Lodi Avenue, subject to the conditions as recommended by the Planning Commission.

Should you have any questions, please feel free to contact my office or Community Development at (209) 333-6711.

Sincerely,

Susan J. Blackston  
City Clerk

SJB/JMP

Enclosure

cc: Community Development Department w/o enclosure

RESOLUTION NO. 2006-70

A RESOLUTION OF THE LODI CITY COUNCIL UPHOLDING THE  
PLANNING COMMISSIONS DECISION AND APPROVING THE REQUEST  
OF LODI AVENUE BAPTIST CHURCH FOR A USE PERMIT TO ALLOW  
VINEYARD CHRISTIAN MIDDLE SCHOOL TO LOCATE ON CHURCH  
PROPERTY AT 2301 WEST LODI AVENUE, SUBJECT TO THE  
CONDITIONS AS RECOMMENDED BY THE PLANNING COMMISSION

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WHEREAS, notice thereof having been published according to law, an affidavit of which is on file in the office of the City Clerk, a public hearing was held April 19, 2006, by the Lodi City Council to consider the appeal of the Planning Commission decision of February 22, 2006, to approve a Use Permit for Vineyard Christian Middle School (VCMS) to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church located at 2301 West Lodi Avenue.

NOW, THEREFORE, BE IT RESOLVED that the Lodi City Council determines that public convenience or necessity would be served by the issuance of Use Permit (U-05-20) and does hereby uphold the Planning Commission's decision and does hereby approve the request of Lodi Avenue Baptist Church for a Use Permit to allow VCMS to place a private 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue, subject to the following conditions as recommended by the Planning Commission:

- A. The final site plan and building elevations for the project be reviewed and approved by the City of Lodi Site Plan and Architectural Review Committee (SPARC) prior to any buildings being permanently located on the property.
- B. All construction is done with proper Building Department and Fire Department approvals and permits.
- C. The parking layout will be reconfigured **to** accommodate the school buildings and **to** maximize the number of parking spaces on the site. If parking problems develop for either the school or church, the City reserves the right to revisit **parking needs** and may require additional parking conditions.
- D. The VCMS shall modify the existing parking lot, including driveways to accommodate the traffic ingress and egress plan shown on Exhibit A. This will require the closure of the center driveway and new signing at the two remaining driveways. The northern driveway shall be signed "School Entrance" and the south driveway shall be signed "School Exit," "Right Turn Only." Additional pavement directional arrows may be required and the parking stalls realigned to match the direction of traffic flow.
- E. The VCMS shall modify its school hours so it will not directly conflict with the hours of St. Peters Lutheran School. The hours can be earlier or later, whichever works better for the school. The time difference shall be at least 10 minutes.
- F. The VCMS shall prepare "Parking Lot Instructions," which shall be subject to review and approval by the Community Development Director. The School shall provide the family of each student a copy of the document and have them agree to adhere to the requirements.

- G. The VCMS shall have an adult monitor the drop-off and pick-up periods each school day. The monitor will make sure that the traffic flows smoothly and safely by assisting parents and making sure that the **"Parking Lot Instructions"** are followed. The monitor shall also make sure that there is no unnecessary use of car horns or excessively loud car stereos.
- H. The VCMS shall upgrade the landscaping along Allen Drive to improve the appearance of the school from the street. These features will include new shrubs, trees, and any other items deemed appropriate by SPARC. The VCMS shall also construct a fence (the design to be approved by SPARC) along the east side of the school as a separator between the school grounds and Allen Drive.
- I. The VCMS shall provide an adequate number of garbage receptacles placed around the campus. The School shall monitor the litter problem, particularly during the lunch period to assure that litter is placed in the containers. The School shall also clean up any loose litter to prevent it from blowing onto neighboring properties or the street.
- J. The VCMS shall provide the neighbors with the name and telephone number of a school contact so that they can contact this person if there are any questions or problems related to the neighborhood that arise once the school is in operation at this location.
- K. The regular school hours shall be Monday through Friday approximately 8:30 a.m. to 3:10 p.m. (or modified per condition **E**) with some allowance for additional time for special school events. No outdoor competitive sport events other than those associated with physical education or normal school activities shall be held on-site.
- L. The VCMS shall coordinate its schedule for activities with the Lodi Avenue Baptist Church to minimize scheduling conflicts.
- M. Payment of Development Impact Mitigation Fees at building permit issuance. The fees represent the additional impact placed on City facilities by the use of the site ~~for~~ school purposes. **Public Works** staff estimates that the fees will be **\$57,301.04**. Fee calculations are shown on the Development Impact Mitigation Fee Summary Sheet, which will be provided to the applicant. The fees are based on information contained in the use permit application and represent **84** students, 5 full-time equivalent employees, a building area of 4,000 square feet, and a building pad area of 14,000 square feet. This is only an estimate. The actual fees to be paid will be based on the plans submitted for the issuance of a building permit for the project and will be those in effect at the time of issuance of the building permit. A change in the fees is anticipated in the near future.
- N. Installation of traffic signs and markings for the school zone in conformance with the Manual of Uniform Traffic Control will be required as a condition of approval for the building permit for the project. A layout prepared by City staff showing the locations of the required signs and markings is available for reference. The work must be completed prior to final inspection for the building permit or commencement of classes, whichever occurs first.

- O. The applicant may elect to have the traffic signs and markings done by City crews at the applicant's expense or by the applicant's contractor. If the work is done by City crews, the cost is estimated to be approximately \$2,856.00 (**cost** estimate available), which will be collected at the time of issuance of the building permit. If the work is done by the applicant's contractor, the contractor shall obtain an encroachment permit from the Public Works Department prior to the commencement of work. All work shall be done in conformance with City standards and specifications.
- P. No variance from any City of Lodi adopted code, policy, or specification is granted or implied by the approval of this resolution.

BE IT FURTHER RESOLVED that this conditional use permit shall be subject to periodic review for compliance with these conditions by the Planning Commission.

Dated: April 19, 2006

---

I hereby certify that Resolution No. 2006-70 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 19, 2006, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hansen, and Johnson

NOES: COUNCIL MEMBERS – Mounce

ABSENT: COUNCIL MEMBERS – None

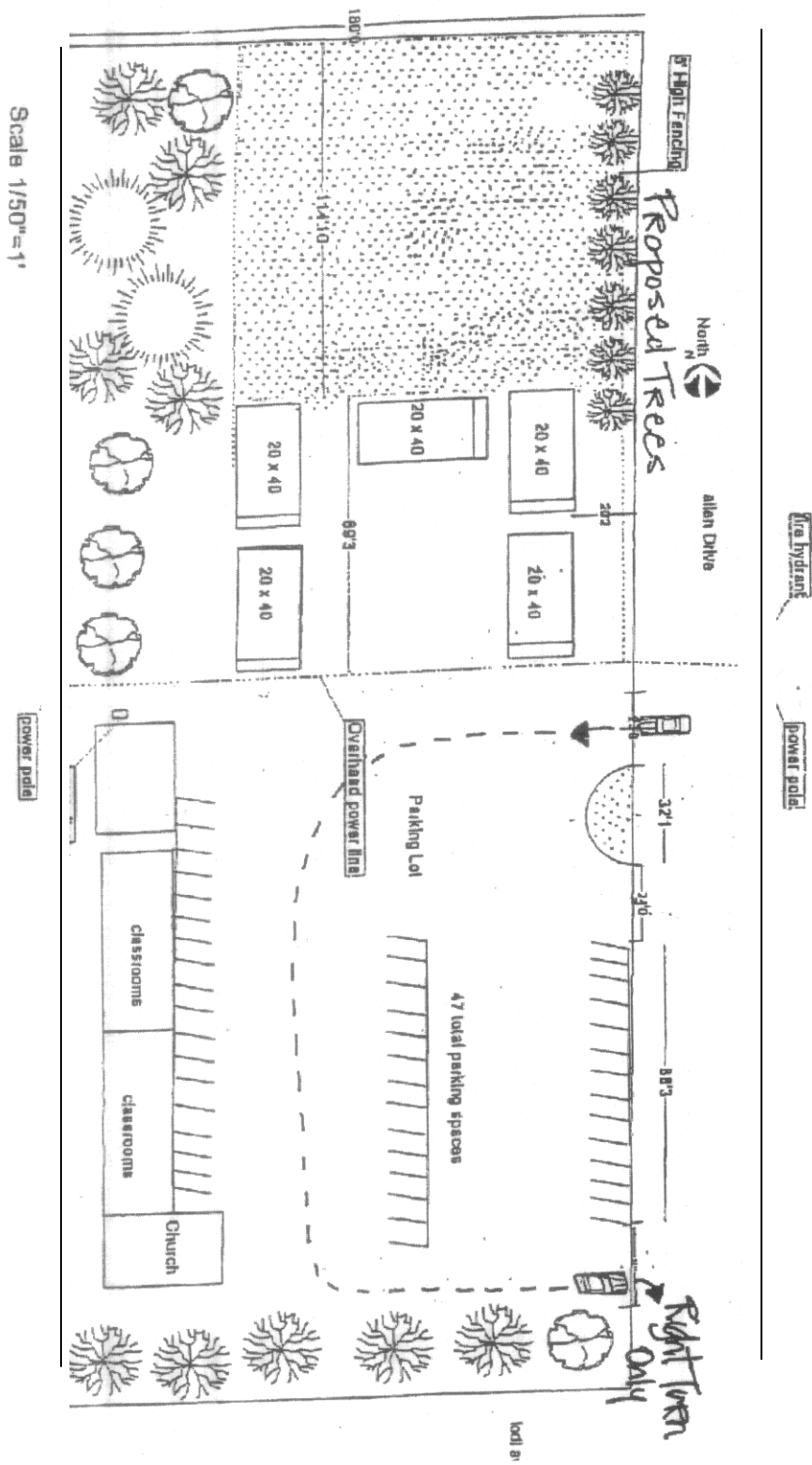
ABSTAIN: COUNCIL MEMBERS – Mayor Hitchcock

  
SUSAN J. BLACKSTON  
City Clerk



# EXHIBIT A

City of Lodi, Community Development, Planning Division.



Scale 1/50"=1'

Exhibit A

PROOF OF PUBLICATION

(2015.5 C.C.C.P.)

STATE OF CALIFORNIA

County of San Joaquin


I am a citizen of the United States and a resident of the County aforesaid: I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Lodi News-Sentinel, a newspaper of general circulation, printed and published daily except Sundays and holidays, in the City of Lodi, California, County of San Joaquin and which newspaper had been adjudicated a newspaper of general circulation by the Superior Court, Department 3, of the County of San Joaquin, State of California, under the date of May 26th, 1953. Case Number 65990; that the notice of which the annexed is a printed copy (set in type not smaller than non-pareil) has been published in each regular and entire issue of said newspaper and not in any supplement thereto on the following dares to-wit:

March 18th

all in the year 2006

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Dated at Lodi, California, this 18th day of March 2006.



Signature

This space is for the County Clerk's Filing Stamp

RECEIVED  
2006 APR -7 PM 4:24  
CITY CLERK  
CITY OF LODI

Proof of Publication of

Notice of Public Hearing for April 19, 2006 for the appeal of the Planning Commission decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Middle School to Place a Private 6th, 7th, 8th Grade School on the Grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue (File #U-05-020)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on Wednesday, April 19, 2006 at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Middle School to place a private 6th, 7th and 8th grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File #U-05-020)

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2nd Floor, Lodi, 95240 at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

By Order of the Lodi City Council:  
Susan J. Blackston  
City Clerk

Dated March 15, 2006

Approved as to form

D. Stephen Schwabauer  
City Attorney  
March 18, 2006 - 05511644

5511644





*Please immediately confirm receipt  
of this fax by calling 333-6702*

CITY OF LODI  
P. O. BOX 3006  
LODI, CALIFORNIA 95241-1910

### ADVERTISING INSTRUCTIONS

**SUBJECT:** NOTICE OF PUBLIC HEARING FOR April 19, 2006 for the appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File #U-05-020).

## LEGAL AD

PUBLISH DATE

March 18, 2006

TEAR SHEETS WANTED

Three (3) please

SEND AFFIDAVIT AND BILL TO:

SUSAN BLACKSTON, CITY CLERK  
City of Lodi  
P.O. Box 3006  
Lodi, CA 95241-1910

DATED

March 16, 2006

ORDERED BY:

SUSAN J. BLACKSTON  
CITY CLERK

JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

  
DANA R. CHAPMAN  
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

**Verify Appearance of this Legal in the Newspaper – Copy to File**

LNS DIANE Faxed to the Sentinel at 369-1084 at 9:55 AM (time) on 3/16/06 (date) 2 (pages)  
Phoned to confirm receipt of all pages at 2:15 (time) JLT ✓ DRC JMP (initials)



## **DECLARATION OF POSTING**

**PUBLIC HEARING FOR April 19, 2006 for the appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File # U-05-020).**

On Friday March 17, 2006, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing for the appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue (File #U-05-020) was posted at the following locations;

Lodi Public Library  
Lodi City Clerk's Office  
Lodi City Hall Lobby  
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 17, 2006, at Lodi, California.

ORDERED BY:

**SUSAN J. BLACKSTON**  
**CITY CLERK**

JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

A handwritten signature in dark ink, appearing to read "Dana R. Chapman", is written over a horizontal line.

DANA R. CHAPMAN  
ADMINISTRATIVE CLERK



## CITY OF LODI

Carnegie Forum  
305 West Pine Street, Lodi

### NOTICE OF PUBLIC HEARING

Date: April 19, 2006

Time: 7:00 p.m.

For information regarding this notice please contact:

**Susan J. Blackston**

City Clerk

Telephone: (209) 333-6702

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, April 19, 2006** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following matter:

a) Appeal of the Planning Commission's decision of February 22, 2006 to approve a **Use Permit** for Vineyard Christian Middle School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> **grade** school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File #U-05-020)

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to **present** their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 W. Pine Street, 2<sup>nd</sup> Floor, Lodi, 95240 at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may **be** limited to raising only those issues you or someone else raised at the public hearing described in **this** notice or in written correspondence delivered to the City Clerk at, or prior to, the public hearing.

By Order of the Lodi City Council:

Susan J. Blackston  
City Clerk

Dated: March 15, 2006

Approved as to form:

D. Stephen Schwabauer  
City Attorney



## **DECLARATION OF MAILING**

**PUBLIC HEARING FOR April 19, 2006 for the appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Midkell School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File #U-05-020)**

On March 16, 2006, in the City of Lodi, San Joaquin County, California, I deposited in the United States Mail, envelopes with first class postage prepaid thereon, for the appeal of the Planning Commission's decision of February 22, 2006 to approve a Use Permit for Vineyard Christian Midkell School to place a private 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> grade school on the grounds of Lodi Avenue Baptist Church at 2301 West Lodi Avenue. (File #U-05-020)

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on March 16, 2006, at Lodi, California.

ORDERED BY:

**SUSAN BLACKSTON  
CITY CLERK, CITY OF LODI**

ORDERED BY

JENNIFER M. PERRIN, CMC  
DEPUTY CITY CLERK

DANA R. CHAPMAN  
ADMINISTRATIVE CLERK

JACQUELINE L. TAYLOR, CMC  
DEPUTY CITY CLERK

CITY COUNCIL

JOHN BECKMAN, Mayor  
SUSAN HITCHCOCK,  
Mayor Pro Tempore  
LARRY D. HANSEN  
BOB JOHNSON  
JOANNE MOUNCE

CITY OF LODI

~ Centennial Anniversary 1906-2006 ~

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6702  
FAX (209) 333-6807  
cityclerk@lodi.gov

BLAIR KING, City Manager  
SUSAN J. BLACKSTON  
City Clerk  
D. STEPHEN SCHWABAUER  
City Attorney

March 16, 2006

MAILED CERTIFIED MAIL  
AND REGULAR U.S. POSTAL DELIVERY

Robert Peterson  
2224 Jackson Street  
Lodi, CA 95242

NOTICE OF CITY COUNCIL PUBLIC HEARING – April 19, 2006

This letter is to notify you that a public hearing will be held by the City Council on Wednesday, April 19, 2006, at 7:00 p.m., or as soon thereafter as the matter can be heard, at the Carnegie Forum, 305 W. Pine Street, Lodi.

This hearing is being held to consider your appeal of the Planning Commission decision on February 22, 2006 to approve a Use Permit to allow Vineyard Christian Middle School to operate a private 6<sup>th</sup> to 8<sup>th</sup> grade school on the property (including the placement of portable buildings) at 2301 West Lodi Avenue - File# U-05-020; Applicant: Lodi Avenue Baptist Church.

If you challenge the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Note: *Written correspondence for the City Council may be mailed in c/o the City Clerk's Office, P.O. Box 3006, Lodi, CA 95241-1910, or delivered to the City Clerk at 227 West Pine Street, Lodi, California.*

Should you have any questions, please contact my office or Community Development Director Randy Hatch at (209) 333-6711.

Sincerely,



Susan J. Blackston  
City Clerk

cc: Community Development Director